

AMENDMENT TO LEASE

THIS AMENDMENT TO LEASE (“Amendment”) is executed this ___ day of April 2026 by and between the **DELRAY BEACH PUBLIC LIBRARY ASSOCIATION, INC., a Florida not-for-profit corporation** (hereinafter referred to as the “Landlord”), and **THE BUZZ AGENCY LLC, a Florida limited liability company** (hereinafter referred to as the “Tenant”).

RECITALS

WHEREAS, Landlord, and Tenant entered into that certain Lease Agreement dated May 20, 2022 (the “**Lease**”) with respect to the real property located at 104 W. Atlantic Avenue, Delray Beach, Florida 33444 (the “**Property**”); and

WHEREAS, the initial Lease term was for three years ending on May 31, 2025 (the “Initial Term”) with one (1) option to renew the Lease for one (1) additional year at the end of the Initial Term: and

WHEREAS, Tenant properly exercised the option to renew the Lease Term at the end of the Initial Term, so the current Lease Term ends on May 31, 2026 (the “Renewal Term”); and

WHEREAS, Tenant has requested, and Landlord has agreed to give Tenant additional options to extend the lease term further as more specifically set forth herein.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, it is mutually agreed as follows:

1. Recitals. The foregoing recitals are true and correct and incorporated herein by this reference. All initially capitalized terms not otherwise defined in this Amendment shall have the same meaning ascribed to such terms in the Lease.
2. Term. The Lease is hereby modified so that the Renewal Term is extended until May 31, 2029.
3. Base Rent. Base Rent during the first year of the Renewal Term commencing on June 1, 2026 and ending on May 31, 2027 will be \$3,937.50, and will increase by three percent for each of the remaining two years. For avoidance of doubt, the monthly Base Rent beginning on June 1, 2027 will be \$4,056.00 and will increase an additional three percent (3%) on June 1, 2028 so the monthly Base Rent for the final year will be \$4,177.50.
4. Two Options to Extend. At the end of the Renewal Term and provided Tenant is not in default under the Lease, Tenant will have the option to renew this Lease for one (1) additional period of one (1) year upon all of the same terms, provisions and conditions outlined in the Lease (as modified herein), except that the Base Rent for the Renewal Term will increase by Three Percent (3%).
5. No other Modifications. Except as expressly modified by this Amendment, the Lease remains in full force and effect and is unmodified. In the case of any conflicts between the terms of the Lease and this Amendment, the terms of this Amendment shall control. This Amendment may be executed in several counterparts, each of which shall be

deemed an original but together shall constitute one Lease. A facsimile signature shall be deemed to be an original.

IN WITNESS WHEREOF, the parties hereto, intending to be legally bound hereby, have executed this Amendment as of the first date above written.

LANDLORD:

TENANT:

DELRAY BEACH PUBLIC LIBRARY ASSOCIATION, INC., a Florida not-for-profit corporation

THE BUZZ AGENCY LLC, a Florida limited liability company

By: _____
Print Name: _____
Title: _____

By: _____
Print Name: _____
Title: _____