LEASE ADDENDUM CLAUSE

This Lease Addendum ("Addendum") is made and entered into by and between "Act For Cause" at 220 S Robert Street Saint Paul MN 55107 hereinafter referred to as "Landlord," and Diversified Groups, hereinafter referred to as "Tenant," with respect to the premises located at 220 Robert street S, Ste 206 Saint Paul MN 55107, hereinafter referred to as the "Property," as of the date of execution by the parties hereto.

WHEREAS, the parties desire to incorporate certain additional terms and conditions into the Lease Agreement dated 05/01/20 (Date of Original Lease Agreement), hereinafter referred to as the "Lease Agreement";

NOW, THEREFORE, in consideration of the mutual covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

Office Hours: Tenant acknowledges and agrees that the hours of building use and operation shall be as follows:

a. Sunday through Thursday: 5:00 AM to 10:00 PM.

b. Friday and Saturday: 5:00 AM to 8:00 PM. Tenant further agrees that it shall abide by these designated hours and ensure that all employees, agents, and invitees comply with the same.

Prohibition of Fireworks: Tenant agrees that no fireworks, of any variety, shall be used or allowed on the Property at any time during the term of the Lease Agreement.

Alcohol Service: Tenant agrees that no alcohol shall be served on the Property, except by a caterer licensed to do so. Tenant shall ensure that any caterer serving alcohol on the Property complies with all applicable laws and regulations.

Maintenance of Log for Meeting and Conference Rooms: Tenant acknowledges and agrees to maintain a log of users of the meeting and conference rooms with an approved occupancy load of more than 20 people for a period of 30 days. Such log shall clearly indicate the tenant reserving the Space, the date and time of reservation, and the number of attendees.

Incorporation: This Addendum is hereby made a part of the Lease Agreement, and all terms and provisions of the Lease Agreement shall remain in full force and effect except as modified herein.

IN WITNESS WHEREOF, the parties hereto have executed this Addendum as of the day and year first above written.

Landlord: (Signature)

Raj Mehta
for Act For Cause
Date: _____

Tenant: (Signature)

Mr. Charlie Oribamise
Diversified Groups (Name of tenant)
Date: Apr 26 2024