

**FIRST AMENDMENT
TO
LEASE AGREEMENT
BETWEEN
REDWOOD CITY SCHOOL DISTRICT
AND
CREATIVE LEARNING CENTER, NPS, INC.
(815 ALLERTON STREET, REDWOOD CITY)**

This First Amendment to Lease Agreement ("Amendment") is entered into as of August 27, 2026, and made by and between **REDWOOD CITY SCHOOL DISTRICT** ("District"), a California public school district, and **CREATIVE LEARNING CENTER, NPS, INC.** ("Tenant"), a California corporation. District and Tenant may be individually referred to as a "Party," and together as the "Parties."

RECITALS

WHEREAS, District and Tenant entered into a Lease Agreement, effective on October 17, 2019 ("Lease"), under which Tenant leases certain real property owned by District known as the former Orion Alternative Elementary School, located at 815 Allerton Street in Redwood City, San Mateo County, generally depicted in Exhibit A to the Lease ("Property") for the sole purpose of operating Tenant's Program, as defined in the Lease;

WHEREAS, pursuant to Section 2 of the Lease, the Term of the Lease, which commenced on October 17, 2019, will end on August 31, 2026, and the Parties wish to extend the Term;

WHEREAS, the Parties now desire to enter into this Amendment to memorialize their agreement to extend the Term of the Lease pursuant to the terms and conditions set forth herein.

AGREEMENT

In consideration of mutual covenants contained in this Amendment, the Parties agree as follows:

1. Reinstatement of Terms. Except as otherwise specified herein, all definitions, terms, and conditions of the Lease are hereby continued in full and shall be incorporated by reference in this Amendment as though fully set forth herein.
2. Extension of the Lease Term. The Parties hereby agree that the Term of the Lease, set forth in Section 2 (Term) of the Lease, shall be extended for five (5) years, commencing on September 1, 2026, and ending on August 31, 2031, subject to the terms and conditions of the Lease, as amended by this Amendment.
3. Monthly Rent. For and in consideration of the use of the Premises for the Term of the Lease, Tenant agrees to pay District the Rent to be calculated at the rates set forth below. The first payment shall be due on September 1, 2026, and thereafter due on or before the first (1st) day of each month during the Term. Monthly Rent shall be payable in accordance with Section 5 (Consideration) of the Lease.

Monthly Rate Calculation for 17,932 square feet:

- Year 8 of Term: \$3.75 per square foot per month (\$67,245.00 per month)
- Year 9 of Term: \$4.00 per square foot per month (\$71,728.00 per month)
- Year 10 of Term: \$4.25 per square foot per month (\$76,211.00 per month)
- Year 11 of Term: \$4.50 per square foot per month (\$80,694.00 per month)
- Year 12 of Term: \$4.75 per square foot per month (\$85,177.00 per month)

4. General Provisions.

a. Brokers. Pursuant to Section 33 (Brokers) of the Lease, each Party represents to the other Party that it has not retained any broker or real estate agent in relation to this Amendment.

b. Conflict. This Amendment is and shall be construed as a part of the original Lease. In case of any inconsistency between this Amendment and the Lease, the terms of this Amendment shall be controlling.

c. Counterparts. This Amendment may be executed in counterparts, whether electronically, via scanned PDF or facsimile, or via wet ink, and all counterparts together shall be construed as one document.

d. Authority. Each person signing this Amendment represents and warrants that he/she/they is duly authorized and has the legal capacity to execute this Amendment to the Lease on behalf of his/her/their respective Party. Tenant represents and warrants that it is a corporation duly organized, validly existing, and in good standing under the laws of the State of California.

[SIGNATURE PAGE FOLLOWS.]

IN WITNESS WHEREOF, the Parties have executed this Amendment on the dates written below.

ACCEPTED AND AGREED BY:

Dated: _____, 2026

DISTRICT:

REDWOOD CITY SCHOOL DISTRICT

By: _____

Print Name: Dr. Christian J. Rubalcaba

Print Title: Superintendent

By: _____

Print Name: Rick Edson

Print Title: Chief Business Official

Dated: 8/20/2026, 2026

TENANT:

CREATIVE LEARNING CENTER, NPS, INC.

Signed by:
By: Steven J. Armond
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Print Name: Steven J. Armond

Print Title: Chief Financial Officer