



CALIFORNIA
ASSOCIATION
OF REALTORS®

EXTENSION OF LEASE
(C.A.R. Form EL 11/11)

The following terms and conditions are hereby incorporated in and made a part of the Residential Lease or ☒ other Commercial Lease replacing Conditional Extension of Renewal Options ("Lease"), dated January 29, 2016, on property known as 705 N Vulcan Ave, Encinitas, CA 92024-2137 ("Premises"), in which Carrie Davis and , Vanity Hair Studio is referred to as ("Tenant") and Beachy Keen Rentals & Realty, Replacing James Mendoza/Fabrika Monet is referred to as ("Landlord").

The terms of the tenancy are changed as follows. Unless otherwise provided, the change shall take effect on the date the Lease was scheduled to terminate.

1. **EXTENSION OF TERM:** The scheduled termination date is extended to October 30, 2023 (Date).

2. Rent shall be \$ See Below per month.

3. Security deposit shall be increased by \$ 0.

4. **ADDITIONAL TERMS:** Rent Shall be as follows, with Year Beginning on Nov 1 each year:

2019: unchanged: \$5,229.31

2020: \$5,386.19

2021: \$5,547.78

2022: \$5,714.21

2023: \$5,885.63

By signing below, Tenant and Landlord acknowledge that each has read, understands, and received a copy of and agrees to the terms of this Extension of Lease.

Tenant Carrie Davis / Vanity Hair Studio Date _____

Tenant _____ Date _____

Landlord Beachy Keen Rentals & Realty Date 1/23/18

Landlord _____ Date _____

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EL 11/11 (PAGE 1 OF 1)

Reviewed by _____ Date _____



EXTENSION OF LEASE (EL PAGE 1 OF 1)

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Elana Cohen

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Carrie



CALIFORNIA
ASSOCIATION
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ADDENDUM

(C.A.R. Form ADM, Revised 12/15)

No. 1

The following terms and conditions are hereby incorporated in and made a part of the: ☐ Purchase Agreement, ☐ Residential Lease or Month-to-Month Rental Agreement, ☐ Transfer Disclosure Statement. Note: An amendment to the TDS may give the user a right to rescind, ☒ their Conditional Ext of Renewal Options by Beachy Keen Rentals & Realty to Carrie Davis/Vanity Hair Studio dated January 29, 2016, on property known as 705 N Vulcan Ave, Encinitas, CA 92024-2137

In which Carrie Davis, Vanity Hair Studio is referred to as user Tenant
and Beachy Keen Rentals & Realty is referred to as Seller Landlord

Whereby Carrie Davis/Vanity Hair Studios had a sub-lease with James Mendoza of farikamonet stating that should all parties agree, Carrie Davis/Vanity Hair Studios could take over the Lease which James Mendoza of farikamonet had with Beachy Keen Rentals & Realty, and releasing James Mendoza/farikamonet from all obligations. Said transaction took place on 12/01/2017 thereby making Carrie Davis/Vanity Hair Studios the Tenant on Master Lease with Beachy Keen Rentals & Realty, Landlord. The \$6,000 Security Deposit held by Beachy Keen Rentals & Realty for premises transferred from James Mendoza/farikamonet to Carrie Davis/Vanity Hair Studios, per an agreement between all parties.

All terms and conditions of Master Lease between James Mendoza of fabrikamonet (Tenant) and Beachy Keen Rentals & Realty (Landlord) transfer without modification to Carrie Davis/Vanity Hair Studio (tenant) and Beachy Keen Rentals & Realty (Landlord).

Notwithstanding, Carrie Davis is the legal tenant of premises, regardless of business name she uses, should the name change at any time.

Master Lease provides for the option of a 5-year Lease Extension which Tenant has requested said implementation.

Master Lease also provides for the potential of a Lease-to-Purchase Option. This option is still available between Tenant & Landlord should both parties agree to pursue.

The foregoing terms and conditions are hereby agreed to, and the undersigned acknowledge receipt of a copy of this document

Date _____
user Tenant Carrie Davis
user Tenant _____

Date January 23, 2018
Seller Landlord Beachy Keen Rentals & Realty
Seller Landlord _____

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