

LEASE ADDENDUM FOR SHARED FACILITIES created Feb 25, 2020

The landlord, or lessor, Spaceman Properties LLC and the tenant, or lessee Homebrew Exchange LLC agree to amend the current lease in effect on Feb 25, 2020, at the address 6550 N Interstate Ave, Portland, OR 97217

This addendum formalizes the agreements between the lessor and lessee to ensure that Hail Snail LLC and any other future tenant, or lessee' customers and employees have access to the shared facilities in the space leased by Homebrew Exchange LLC.

The shared facilities include

- Restrooms, which are used by all tenants' *customers and employees*.
- Mop sink, trash room, and employee bicycle racks which are used just by all tenants' *employees*.

"Customers" used above also includes any outdoor patrons on the property.

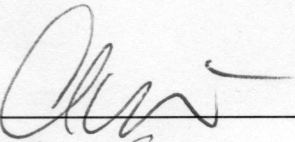
The lessee agrees to provide key access to the shared facilities.

Homebrew Exchange LLC shall provide a key to Hail Snail LLC and any other future tenant, or lessees of the property, to grant public access to the shared toilet rooms at all hours that the building is occupied.

Hail Snail LLC and any future tenant, or lessees of the property shall be provided a key to Homebrew Exchange LLC's space and access to the shared toilet rooms for the public customers, outdoor area users, and employees at all times that the building is occupied. The lessor will ensure that future tenant, or lessees of the property also are granted the same key access to shared facilities as explained in this addendum.

Lessee agrees to take reasonable measures to ensure security considering frequent vandalism and burglary that has occurred on the property. This includes tracking all loaned access keys and training staff not to leave any open areas or keys unattended and to report any missing keys by end of day.

Agreed

Lessor	Spaceman Properties LLC	By 	Date <u>2/25/2020</u>
Lessee	Homebrew Exchange LLC	By 	Date <u>2/25/2020</u>