

LEASE RENEWAL ADDENDUM

This Lease Renewal Addendum (the "Addendum") is made and entered into on July 31, 2026, by and between UWV-3511 CDRS, LLC, a California Limited Liability Company ("Lessor"), and A United Home Care LLC ("Lessee").

This Addendum is attached to and made a part of the Lease Agreement dated August 21, 2024 for the premises located at 3511 Camino Del Rio South, Suite 202, San Diego, CA 92108 (the "Premises"). Except as expressly modified below, all terms and conditions of the Original Lease remain in full force and effect.

1. Renewal Term

The term of the Original Lease is hereby extended for an additional period commencing September 1, 2026 and ending August 31, 2027 (the "Renewal Term").

2. Rent

During the Renewal Term, Lessee shall pay base rent of \$4,267.00 per month, due on the first of each month. Rent does not include electrical service. Lessee shall continue to pay its pro-rata share of electrical usage as set forth in Paragraph 53 of the Original Lease. Lessee shall also continue to pay Lessee's Share (5.79%) of the Operating Expense Increase and all other charges as set forth in the Original Lease.

3. Security Deposit

Concurrently with execution of this Amendment, Lessee shall deposit an additional \$144.00 with Lessor, increasing the total Security Deposit to \$4,267.00, so that the Security Deposit continues to bear the same proportion to Base Rent as it did prior to the Renewal Term, consistent with Paragraph 5 of the Original Lease.

4. Name Change of Lessee

Lessee, formerly known as A United Home Care LLC, has changed its name to Exhava Home Care. All references to "A United Home Care LLC" in the Original Lease and this Addendum shall be deemed to refer to Exhava Home Care. This name change reflects a change in name only and does not affect the legal identity, rights, or obligations of Lessee under the Original Lease, all of which remain in full force and effect.

5. Ratification

Except as modified by this Addendum, all terms, covenants, and conditions of the Original Lease are hereby ratified and confirmed and shall remain in full force and effect. In the event of any conflict between this Addendum and the Original Lease, the terms of this Addendum shall control.

IN WITNESS WHEREOF, the parties have executed this Addendum as of the date first written above.

By LESSOR:

UWV-3511 CDRS, LLC, a California Limited Liability Company



X 17/08/2026
Landlord

By: The Winkler Family Trust, DTD 11/09/11
Its: Managing Member

Address: UWV-3511 CDRS, LLC
c/o Urban West Ventures
500 Westover Drive #10684
Sanford, NC 27330

By LESSEE:

Exhava Home Care

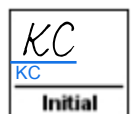
Kasey Cheal
Kasey Cheal (Aug 17, 2026 09:12:57 PDT)

X 17/08/2026

By:

Name Printed: Kasey Cheal
Title: CEO
Phone: (619) 373-3533
Email: Kasey@exhava.com

Address: 3511 Camino Del Rio South, Suite 202
San Diego, CA 92108



CDRS 3511 Suite 202 Exhava Home Care Lease Renewal Addendum 09.01.2026-08.31.2027

Final Audit Report

2026-08-17

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