

Continuum Asset Holdings, LLC

COMMERCIAL LEASE MODIFICATION ADDENDUM & RENEWAL AMENDMENT

ADDENDUM TO THE COMMERCIAL LEASE BETWEEN THE UNDERSIGNED PARTIES CONCERNING THE LEASED PREMISES AT 168 COLONEL ETHEREDGE BLVD STE. C & D, HUNTSVILLE, TX 77340.

This modification of the Lease Agreement is made effective this 1st day of October, 2026 between Lee College, Tenant, and Continuum Asset Holdings, LLC, Landlord.

There is a Lease Agreement dated the 6th day of July, 2014, between Lee College, Tenant, and Continuum Asset Holdings, LLC, Landlord, said Lease Agreement being hereafter referred to as "Lease".

It has been agreed that said Lease and any subsequent modifications shall be modified as indicated below under the following terms and conditions:

- (1) The square footage being rented by Tenant will change from 7,156 square feet and will add an additional 2,600 square feet for a total of **9,756** square feet of rentable area. The additional square footage is Suite D adjacent to the currently occupied Suite C. This modification incorporates both spaces into a singular lease for Suites C & D.
- (2) The rent for the leased premises will renew at \$1.55 per square foot for the five-year term beginning October 1, 2026 and ending November 30, 2031. The rent for the renewal of the Lease term will be \$ 15,121.80 per month based on the new square footage total of rentable area.
- (3) This renewal has one additional five-year extension option to renew at \$1.60 per square foot for the period October 1, 2031 through November 30, 2036.

All other terms and conditions of the Lease remain the same and continue in full force and effect. This Lease Modification Addendum & Renewal Amendment is by mutual agreement between Tenant and Landlord.

Signed this 21st day of July, 2026.

Tenant: Lee College

Landlord: Continuum Asset Holdings, LLC

By(signature): Jacob Atkin
Printed Name: Jacob Atkin
Title: President

By(signature): Brian Slaughter
Printed Name: Brian Slaughter
Title: Managing Member

Initialed for Identification by Landlord: B.S., and Tenant: JA.