

AMENDMENT TO LEASE AGREEMENT

This Amendment to Lease Agreement (the "Amendment") is entered into by and between GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT ("GCCISD") and KIDS U US, INC., a Delaware corporation, d/b/a FUELING BRAINS ("FB").

WHEREAS, GCCISD and FB entered into a Lease Agreement dated February 21, 2025 concerning property located at 1207 Airhart in Baytown, Harris County, Texas (the "Lease"); and

WHEREAS, the initial term of the Lease expires on June 30, 2025; and

WHEREAS, FB, as Tenant, has requested that the Lease be extended beyond the initial term; and

WHEREAS, GCCISD, as Landlord, is willing to extend the Lease on a month-to-month basis at this time;

NOW THEREFORE, in consideration of the foregoing, GCCISD and FB do hereby agree that the Lease is hereby amended as follows:

1. After the expiration of the initial term, the Lease shall continue on a month-to-month basis beginning on July 1, 2025. If neither party terminates the lease as set forth in Paragraph 2 of this Amendment, the Lease shall automatically renew on a month-to-month basis with each subsequent term beginning on the 1st day of the month and ending on the last day of such month.
2. In addition to any other termination rights GCCISD may have under the Lease, either party may terminate the Lease by delivering written notice to the other party on or before the 15th day of the month of its intent to terminate the Lease and the Lease shall thereafter terminate on the last day of that same month.
3. All terms and conditions of the Lease remain in full force and effect during this extended term and both parties hereto acknowledge and confirm the continuing validity of such terms and conditions. No waiver of any breach arising before or after the execution shall be implied by reason of any omission or delay to take action on account of such default, nor shall the execution of this Amendment be deemed a waiver of any rights by GCCISD of any default under the Lease.

This Amendment has been executed as of the last date set forth below.

GOOSE CREEK CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

By: _____

Name: _____

Title: _____

Date: _____

KIDS U US, INC., a Delaware corporation, d/b/a FUELING BRAINS

By: _____

Name: _____

Title: _____

Date: _____