

LEASE AMENDMENT #4

THIS LEASE AMENDMENT ("Lease Amendment #4") dated as of December 10, 2018, is attached to and made a part of that certain printed Lease Agreement ("Lease") entered into by and between Water Court, LLC, ("Lessor") and River Oaks Academy Charter School Corporation, a California nonprofit public benefit corporation, operating River Oaks Academy Charter School, a California public charter school ("Lessee") dated November 19, 2013 for the property consisting of approximately 5,584 rentable square feet located at 920 Hampshire Road, Suite X, Thousand Oaks, CA. The promises, covenants, agreements and declarations made and set forth herein are intended to and shall have the same force and effect as if set forth at length in the body of the Lease. To the extent that any terms or provisions of this Lease Amendment #4 are inconsistent with any terms or provisions of the Lease, the terms and provisions of this Lease Amendment #4 shall prevail and control for all purposes. All capitalized terms used in this Lease Amendment #4 shall have the same meanings assigned to them in the Lease, if any, unless otherwise specified in the Lease Amendment #4.

NOW, THEREFORE, in consideration of the Agreement hereinabove set forth, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree to amend the Lease Agreement as follows:

1. PREMISES. Lessee hereby adds to its initial Premises the Expansion Premises known as 920 Hampshire Road, Suite V, consisting of approximately 1,470 rentable square feet. Section 1.2(a) of the Lease is hereby amended to state that the Premises including the expansion Premises consists of 7,054 rentable square feet as set forth and utilized within said Section. It is agreed and understood that the Lease Term of the expansion Premises shall run coterminous with the initial Premises, expiring on February 28, 2021. Lessor will use its best reasonable efforts to deliver possession of the expansion Premises to Lessee on or before December 26, 2018.
2. BASE RENT SCHEDULE.

January 1, 2019 - April 30, 2019:	\$11,115.00 per month;
May 1, 2019 - April 30, 2020:	\$11,448.46 per month;
May 1, 2020 - February 28, 2021:	\$11,791.91 per month.
3. OPERATING EXPENSES. Tenant's share of Operating Expenses Increases shall be revised to 4.07% (7,054 rentable square feet within 173,000 rentable square feet within the Project).
4. SECURITY DEPOSIT. Lessor and Lessee acknowledge that as of the date of this lease, Lessee has on account with Lessor a security deposit of \$1,839.08 for the Lease dated January 19, 2016 located at 910 Hampshire Road, Suite B. Upon Lessee taking occupancy of the expansion Premises, and upon Lessee vacating 910 Hampshire Road, Suite B no later than December 31, 2018, and leaving the space in the condition per the terms of the Lease, Lessor will terminate the Lease dated January 19, 2016 and transfer the security deposit to this Lease. Upon execution of this Lease Amendment #4, Lessee will pay Lessor \$890.09, for a total security deposit of \$11,791.91 for the Premises.
5. LESSOR'S WORK. None. Lessee will lease the Premises in an "as-is" condition.
6. RADON. Lessee is aware that radon gas has been detected in some of the buildings at the subject Property and Lessor has completed all necessary mitigation.
7. PARKING. Section 1.2(b) is hereby modified to state Lessee shall be entitled to utilize twenty-seven (27) unreserved vehicle parking spaces.
8. LESSEE'S WORK. Lessee, at Lessee's sole cost and expense, shall be entitled to make non-structural modifications/improvements to the interior of the Premises, subject to Lessor's prior approval of construction and working drawings, which such approval shall not be unreasonable withheld. Lessee shall utilize its own architect and contractor to obtain the necessary city permits to perform the improvements within the Premises. Notwithstanding anything to the contrary contained in this Lease, any contractor hired by Lessee shall provide Lessor or Lessor's agent with a certificate of insurance showing proof of commercial general liability insurance equal to or better than \$1,000,00.00 per occurrence. Said certificate of insurance shall name both the Lessor and Lessor's agent as additional Insured. Lessee agrees that Lessee's work will be coordinated with surrounding occupants to cause the least amount of inconvenience. Lessee and Lessee's contractor shall not utilize Lessor's 40 yard roll off for disposal of any construction waste. Any and all improvements

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completed by Lessee shall be maintained by Lessee during the entire term of the lease any extension thereof. Lessor shall not be responsible for making any repairs and or replacements to improvements installed by Lessee. Lessee agrees that Lessee's work will not disturb adjoining neighbors. If Lessor receives any complaints from other tenants, Lessee agrees to finish said work after normal business hours. Also, during the construction process, Lessee must coordinate any water shut offs if necessary. Any plumbing that would affect other tenants of the building will be done after hours, between the hours of 10pm and 8am.

9. SIGNAGE. The attached Exhibit A is the current minimum Building Standard Signage Criteria for the Project.
10. LEASE AMENDMENT #2. It is agreed and understood that the Lease Amendment #2 dated February 24, 2015 is still in full force and effect and further the contents of said Second Amendment To Lease applies to the industrial ceiling located in the expansion Premises commonly known at 920 Hampshire Road, Suite V.
11. STUCCO ENTRIES. It is agreed and understood that Lessee may not drill and or nail anything into the stucco front entries of the Premises. It is further agreed and understood that Lessee may not install anything to the stucco front entries of the Premises without Lessor's written approval.
12. FRONT ENTRY DOOR LOCKS. Due to the technology of the front entry door locks, unauthorized duplicate keys can damage the system and the responsible party will be held liable for any damages incurred by the Lessor. Duplicate keys can be obtained by contacting Lessor or Lessor's managing agent in writing. The cost for each duplicate key is seven and 00/100 dollars (\$7.00); said cost is subject to change. Duplicate keys can take up to 96 business hours.
13. FRONT ENTRY GLASS DOOR. It is agreed and understood that Lessee is not permitted to install anything in, on or through these doors. In the event Lessee does install and or penetrate the doors without Lessor's written approval, Lessee will be responsible for replacing said door as a result of the damage caused.

This Lease Amendment #4 sets forth the entire agreement between the parties with respect to the matters set forth herein. There have been no additional oral or written representations or agreements. As amended herein, the Lease Agreement between the parties shall remain in full force and effect.

This Lease has been prepared by WESTOAKS COMMERCIAL GROUP, INC., a California Corporation, at the request of Lessor and Lessee who are herein referred to as "The Parties" without regard to number or gender. The parties have been advised to have this document reviewed by their own independent counsel, and confirm that in signing of this document, they have not relied on any acts or conduct of WESTOAKS COMMERCIAL GROUP, INC., and its agents, with regard to the interpretations or meaning of this document. The Parties jointly and severally waive any and all claims, actions, demands, and loss against WESTOAKS COMMERCIAL GROUP, INC., its agents, employees, and each of them, that a Party may incur by reason of act, error, or omission in the preparation of this document and in its interpretation and meaning, whether or not the interpretation or meaning is the result of Compromise and settlement among Parties, or the result of determination by court or arbitration panel of competent jurisdiction. The preceding waiver provisions have been negotiated by and between the parties on the one part, and WESTOAKS COMMERCIAL GROUP, INC., on the other part.

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LESSOR
Water Court, LLC

LESSEE
River Oaks Academy Charter School Corporation, a California nonprofit public benefit corporation, operating River Oaks Academy Charter School, a California public charter school

Tom Miller or Laura Edrick Date

Terri Childs 12/19/18
Terri Childs Date
Board President

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EXHIBIT A
Signage Guidelines

Water Court Uniform Sign Program

1

Purpose:

The purpose of a Uniform Sign Plan is to provide for the establishment of signage criteria that is tailored to a specific development or locations. The intent is to provide for flexible sign criteria that promote superior design through architectural integration of the site, buildings and signs.

Introduction:

The following are guidelines for the sign program for 850; 860; 870; 880; 890; 900; 910; 920 Hampshire Road, Westlake Village, CA 91361. These are multi tenant buildings with separate entrances to each suite accessed by several entrances on Hampshire Road, Wild Rose Street and many areas throughout the parking areas and structure.

Specifications for Tenant Main Identification Sign:

The On-Building signs will provide for the identification and location of each tenant in the business complex. The building standard front entry door signs shall be black with brushed aluminum text in one of the four approved fonts. Tenant identification will be limited with respect to height, shape and letter styles. (See Exhibit A)

1. Location: The main tenant sign shall be located on the stucco wall fascia above the tenant's main entry only.
2. Size: The main tenant sign shall be limited to a maximum of 16" high by 82" with an architectural frame of perforated aluminum and brushed aluminum. The size of the acrylic sign insert is 10.375" x 60" with brushed aluminum graphics on the second surface and is back painted black.
3. Wording: The wording on the main tenant sign may include, Business Logo, Name and/or principal product. The wording is limited to one or two lines of text. The maximum size for one line of text is 6" x 56". The maximum size for two lines of text is 8" x 56".
4. Fonts: The approved sans serif fonts are: Futura, Helvetica, Arial, and Bank Gothic. (See Exhibit B)
5. Logo: Tenant's logo if desired will be limited to 20% of sign area, or font. The maximum size for a tenants sign with a logo and name is 6" x 56" for one line of copy and 8" x 56" for two lines of copy. Logo not required.
6. Color: The standard color of the signs shall be brushed aluminum graphics on the second surface and back painted black. The tenant may request up to two of the approved alternate color choices for their Logo subject to the attached Exhibit C.

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Water Court Uniform Sign Program

Window Plaque:

Window plaque shall be permitted for business hours and ancillary information only.

1. Location: Window plaque shall be applied to the right of tenant's main entry only.
2. Size: The background sign area of each sign shall not exceed 9" width and 12" height. (See Exhibit D)
3. Wording: The wording is limited to 8 lines of text. Each Line is limited to .5" font.
4. Fonts: Same font as tenant's main entry sign.
5. Logos: Logos will not be permitted on the window plaque.
6. Color: The standard color of the signs shall be brushed aluminum graphics on the second surface and back painted black. Colors not permitted.

PROHIBITED SIGNS:

1. Signs constituting a traffic hazard.
2. Immoral or unlawful advertising
3. Animated, audible, moving or illuminated signs
4. Off premise signs including but not limited to directional signage, hours of operations, special events, sign twirlers located in on or about the common area of the property.
5. Painted wall signs.
6. Balloons, pennants, banners, sandwich signs and flags.
7. Signs affixed to vehicles for the purpose of stationary advertisement.
8. Vinyl window lettering unless preapproved in the lease agreement by and between Landlord and Tenant.

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Water Court Uniform Sign Program

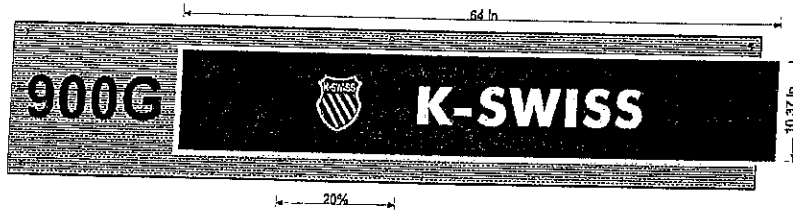
9. Computer generated signage taped to the inside windows.
10. Generic signs purchased from retail store and or online retail suppliers such as Home Depot, Lowes, Office Depot, Orchard Supply Hardware, Amazon.com and or any other Supply Store.
11. No window stickers promoting advertising such as social media or the like. Security Company and Visa/Mastercard type stickers are excluded but only one sticker for each type is permitted in the bottom left hand side of the window to the right of tenant's main entry door. Tenant may not display multiple stickers for the same venue. Old stickers must be removed by tenant prior to the installation of new stickers. For example tenant may not display stickers from two different Security Companies.
12. Non-building standard "NO SOLICITING" signs.

NO SOLICITING SIGNS:

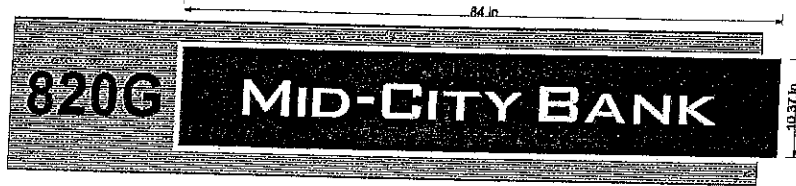
1. Building Standard "No Soliciting" signs are available for purchase. (See Exhibit E)

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Exhibit A: Main Identification Sign



The tenant sign insert is 64" wide and 10-3/8" high, with two lines of text maximum from one of the approved Sans Serif font choices, the text is brushed aluminum and the acrylic is backpainted black. If tenant's logo is requested no more than 20% of the beginning of the sign is allowed for the logo. The logo should be provided as a vector file. Sign proofs will be sent to the tenant for approval before the signs are made.



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Exhibit B: Approved Fonts

Arial (Regular)



Arial (Bold)



BANK GOTHIC (LIGHT LT BT)



BANK GOTHIC (MEDIUM BT)



Futura MdBT (Regular)

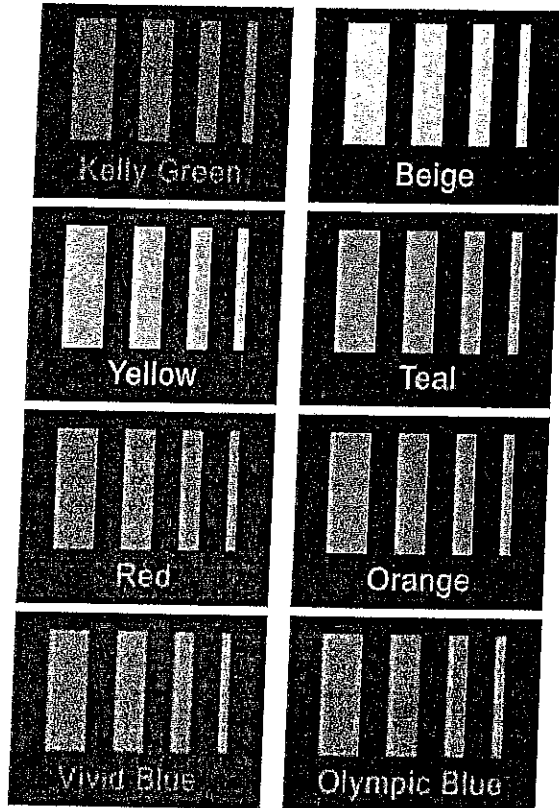


Futura MdBT (Bold)



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Exhibit C: Optional Colors For Logos Only



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Exhibit D: Optional Window Plaque

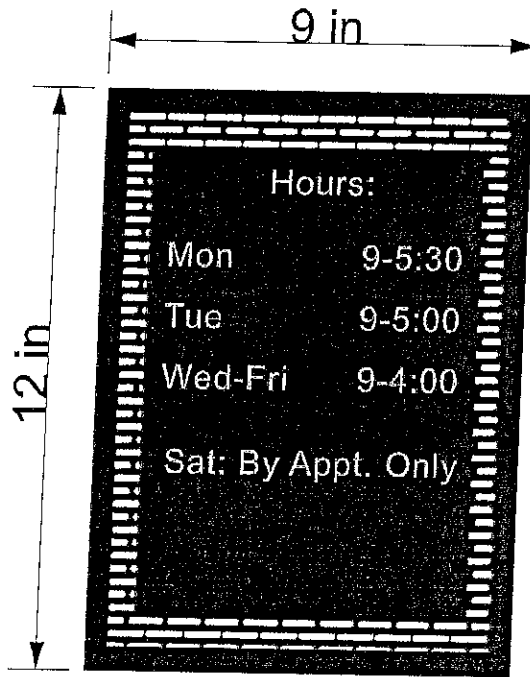


Exhibit E: Optional Building Standard "No Soliciting" Sign

NO SOLICITING

9" x .8" sign

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DISCLOSURE REGARDING AGENCY RELATIONSHIP

Please note that the terms "Seller" and "Buyer" are defined by the California Civil Code to include a lessor and lessee respectively. This form must be delivered on or before the signing of a purchase and sale contract (or lease). Confirmation of Agency Relationship may also be set forth in the purchase and sale contract (or lease).

Date: December 10, 2018

Seller / Lessor: Water Court, LLC

Buyer / Lessee: River Oaks Academy Charter School Corporation

Project Name: Water Court

Street Address: 920-V Hampshire Road

City / State / Zip: Thousand Oaks (Westlake Village), Ca. 91361

Additional Property Info:

A real estate agent, either acting directly or through one or more associate licensees, can legally be the agent of both the Seller and the Buyer in a transaction, but only with the knowledge and consent of both the Seller and the Buyer. In a dual agency situation, the agent has the following affirmative obligations to both the Seller and the Buyer:

- (a) A fiduciary duty of utmost care, integrity, honesty and loyalty in the dealings with either the Seller or the Buyer.
(b) Other duties to the Seller and the Buyer as stated above in their respective sections.

In representing both Seller and Buyer, the agent may not, without the express permission of the respective party, disclose to the other party that the Seller will accept a price less than the listing price or that the Buyer will pay a price greater than the price offered. The above duties of the agent in a real estate transaction do not relieve a Seller or Buyer from the responsibility to protect his or her own interests. You should carefully read all agreements to assure that they adequately express your understanding of the transaction. A real estate agent is a person qualified to advise about real estate. If legal or tax advice is desired, consult a competent professional. Throughout your real property transaction you may receive more than one disclosure form, depending upon the number of agents assisting in the transaction. The law requires each agent with whom you have more than a casual relationship to present you with this disclosure form. You should read its contents each time it is present to you, considering the relationship between you and the real estate agent in your specific transaction.

Tony Principe, Westoaks Commercial Group, Inc. (Name of Listing Agent & Brokerage Firm) is the agent of (check one):

- [] The seller/lessor exclusively; or
[X] Both the seller/lessor and buyer/lessee.

(Name of Selling Agent/Procuring Agent & Brokerage Firm) is the agent of (check one):

- [] The buyer/lessee exclusively; or
[] The seller/lessor exclusively; or
[] Both the buyer/lessee and seller/lessor.

SELLER/LESSOR

BY: _____

PRINT NAME: _____

TITLE: _____

BUYER /LESSEE

BY: [Signature]

PRINT NAME: Terri Childs

TITLE: Board President