

AMENDMENT #2 LA VILLITA LEASE AGREEMENTS RENTAL TABLES

La Villita Café

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total	NIOSA Discount	NIOSA Month Total	Total
Sep 1, 2024 – Aug 31, 2025	\$1,535.40	\$492.04	\$256.72	\$2,284.16	\$(818.88)	\$1,465.28	\$26,590.98
Sep 1, 2025 – Aug 31, 2026	\$1,566.10	\$504.34	\$263.14	\$2,333.58	\$(835.26)	\$1,498.33	\$27,167.73

Bird and Pear

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total	NIOSA Discount	NIOSA Month Total	Total
Sep 1, 2024 – Aug 31, 2025	\$1,814.66	\$418.99	\$186.21	\$2,419.86	\$(967.82)	\$1,452.04	\$28,070.53
Sep 1, 2025 – Aug 31, 2026	\$1,850.95	\$429.46	\$190.87	\$2,471.28	\$(987.18)	\$1,484.11	\$28,668.23

Huipil Market

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total	NIOSA Discount	NIOSA Month Total	Total
Sep 1, 2024 – Aug 31, 2025	\$743.74	\$184.63	\$85.22	\$1,013.59	\$(396.66)	\$616.93	\$11,766.48
Sep 1, 2025 – Aug 31, 2026	\$758.62	\$189.25	\$87.35	\$1,035.22	\$(404.60)	\$630.62	\$12,018.00

Equinox Gallery

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total	NIOSA Discount	NIOSA Month Total	Total
Sep 1, 2024 – Aug 31, 2025	\$882.87	\$169.76	\$88.57	\$1,141.20	\$(470.86)	\$670.34	\$13,223.56
Sep 1, 2025 – Aug 31, 2026	\$900.53	\$174.00	\$90.78	\$1,165.32	\$(480.28)	\$685.04	\$13,503.53

Equinox Annex Studio

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total	NIOSA Discount	NIOSA Month Total	Total
Sep 1, 2024 – Aug 31, 2025	\$664.40	\$174.58	\$72.24	\$911.22	\$(354.35)	\$556.87	\$10,580.26
Sep 1, 2025 – Aug 31, 2026	\$677.69	\$178.94	\$74.05	\$930.68	\$(361.43)	\$569.24	\$10,806.68

Patricia L. Henry

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total	NIOSA Discount	NIOSA Month Total	Total
Sep 1, 2024 – Aug 31, 2025	\$1,762.76	\$338.94	\$176.83	\$2,278.54	\$(940.14)	\$1,338.40	\$26,402.29
Sep 1, 2025 – Aug 31, 2026	\$1,798.02	\$347.41	\$181.25	\$2,326.69	\$(958.94)	\$1,367.74	\$26,961.28

Casa Clasal International, Inc.

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total	NIOSA Discount	NIOSA Month Total	Total
Sep 1, 2024 – Aug 31, 2025	\$2,032.14	\$407.02	\$212.35	\$2,651.50	\$(1,083.81)	\$1,567.70	\$30,734.21
Sep 1, 2025 – Aug 31, 2026	\$2,072.78	\$417.19	\$217.66	\$2,707.63	\$(1,105.48)	\$1,602.15	\$31,386.06

River Art Group, Inc.

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total	NIOSA Discount	NIOSA Month Total	Total
Sep 1, 2024 – Aug 31, 2025	\$2,559.63	\$281.58	\$147.91	\$2,989.11	\$(1,365.14)	\$1,623.98	\$34,504.23
Sep 1, 2025 – Aug 31, 2026	\$2,610.82	\$288.62	\$151.61	\$3,051.04	\$(1,392.44)	\$1,658.61	\$35,220.09

Plaza Taxco, Inc.

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total	NIOSA Discount	NIOSA Month Total	Total
Sep 1, 2024 – Aug 31, 2025	\$1,383.76	\$239.27	\$124.84	\$1,747.87	\$(738.01)	\$1,009.86	\$20,236.41
Sep 1, 2025 – Aug 31, 2026	\$1,411.44	\$245.25	\$127.96	\$1,784.65	\$(752.77)	\$1,031.88	\$20,662.98

Noahmaya Candle Co. – Scentchips 21A

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total	NIOSA Discount	NIOSA Month Total	Total
Sep 1, 2024 – Aug 31, 2025	\$970.41	\$233.23	\$121.69	\$1,325.32	\$(517.55)	\$807.77	\$15,386.34
Sep 1, 2025 – Aug 31, 2026	\$989.82	\$239.06	\$124.73	\$1,353.61	\$(527.90)	\$825.70	\$15,715.36

Noahmaya Candle Co. – Scentchips 21B

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total	NIOSA Discount	NIOSA Month Total	Total
Sep 1, 2024 – Aug 31, 2025	\$604.13	\$96.80	\$50.50	\$751.43	\$(322.20)	\$429.23	\$8,694.95
Sep 1, 2025 – Aug 31, 2026	\$616.21	\$99.22	\$51.77	\$767.19	\$(328.64)	\$438.55	\$8,877.68

Marisol Deluna New York, LLC.

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total	NIOSA Discount	NIOSA Month Total	Total
Nov 1, 2024 – Oct 31, 2025	\$1,475.94	\$354.74	\$185.08	\$2,015.76	\$(787.17)	\$1,228.59	\$23,401.96
Nov 1, 2025 – Oct 31, 2026	\$1,505.46	\$363.61	\$189.71	\$2,058.77	\$(802.91)	\$1,255.86	\$23,902.38

Little Studio Gallery

Term	Monthly Base Rent	Monthly Utilities	Monthly CAM	Monthly Total	NIOSA Discount	NIOSA Month Total	Total
Sep 1, 2024 – Aug 31, 2025	\$733.78	\$176.36	\$92.02	\$1,002.17	\$(391.35)	\$610.82	\$11,634.65
Sep 1, 2025 – Aug 31, 2026	\$748.45	\$180.77	\$94.33	\$1,023.55	\$(399.18)	\$624.38	\$11,883.45