

Spring Creek Office Park, LLC

LEASE

This LEASE is made and entered into as of the 20th day of MARCH, 2020 by and between Spring Creek Office Park, L.L.C. ("Lessor") and Hearing First, LLC ("Tenant").

WITNESSETH:

WHEREAS, Lessor owns the property (the "Property"), located at 5702 NW 130th, Oklahoma City, Oklahoma County, State of Oklahoma, as further described in the following Legal Description:

Lots 2 & 3, Block 1 of Spring Creek Office Park, being a part of the Northwest Quarter (NW/4) of Section Fifteen (15), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma.

WHEREAS, Tenant desires to lease Suites 3 & 4 (the "Premises") located on the Property, as illustrated by Exhibit "A" attached hereto;

NOW, THEREFORE, in consideration of the covenants hereafter contained, Lessor does hereby lease, demise and let unto Tenant the Premises.

1. Term. This Lease shall be for a term of 60 Months, beginning on the 1st day of September 2020, and terminating on the 31st day of August 2025. Lessor shall lease Premises to Tenant and has provided a floor plan and proposed improvements as shown on Exhibit "A", attached hereto. Lessor and Tenant will work together to agree on final specifications referenced on and attached as Exhibit "B".

2. Notice to Vacate. Sixty (60) days prior to the termination of this Lease or any extension thereof, Tenant is required to provide Lessor with written notice of their intent to vacate or to continue as a tenant from month-to-month as further described in paragraph 24 herein. Should Tenant fail to provide said minimum 60 day written notice, both parties agree that Tenant will continue the Lease as a month-to-month tenancy as further described in paragraph 24 herein and the requirement to provide notice to vacate shall continue during the Month-to-Month tenancy. Shall Tenant vacate without providing the 60 day prior notice then Tenant's deposit shall be forfeited.

3. Rental. Tenant shall pay no less than the sum of \$540,720.00 (Five Hundred Forty Thousand Seven Hundred Twenty Dollars) as rent to Lessor. Rent shall be delivered, via United States Postal Service, to Lessor at P.O. Box 721413, Oklahoma City, OK, 73172, or at such place as Lessor may designate from time to time in writing. Rent shall be remitted in the amounts according to the following schedule:

September 1, 2020 through September 30, 2020 rent remitted at the execution of this Lease	\$9,012.00 (Nine Thousand Twelve Dollars)
Monthly rent if received on or before the 5 th of the month to which rent is applied	\$9,012.00 (Nine Thousand Twelve Dollars)
Monthly rent if received after the 5 th of the month to which rent is applied	\$9,550.00 (Nine Thousand Five Hundred Fifty Dollars) and \$20.00/day accrued thereafter until paid

Rent not received on or before the 5th day of the month shall cause Tenant to be deemed in default of this Lease, provided however that Tenant shall have ten (10) days to cure such default. If such default is not cured, Lessor will have the option of taking action as provided herein and as more specifically described in paragraph 23 below.

4. Deposit. In addition to first month's rent, a deposit of \$12,500.00 (Twelve Thousand Five Hundred Dollars) is required at the execution of this Lease. For deposit to be returned the following procedure must be followed:

- a) Tenant has met ALL obligations as set forth in this Lease.
- b) A walk through inspection of the Premises is required at the conclusion of this Lease. The walk through inspection shall occur prior to the final day of the Lease.

- c) Tenant and Lessor's representative are both required to participate in the walk through inspection.
- d) Damages or items requiring repair or attention shall be assessed against the Deposit. Tenant shall be provided a limited opportunity to address damages and make repairs or corrections.

At the satisfactory conclusion of this Lease, the Deposit or remaining balance thereof, if any, less repairs for damages and cleaning costs, shall be returned to Tenant 30 days after the latter of, Tenant vacating the Premises, the walk through inspection or after repairs have been made to Lessor's satisfaction. Tenant IS expected to leave Premises clean and orderly and in broom clean condition upon the termination of this Lease.

5. Commencement. Notwithstanding said Commencement Date, if for any reason Lessor cannot deliver possession of the Premises to Tenant on said date, Lessor shall not be subject to any liability therefore, nor shall such failure affect the validity of the Lease or the obligations of Tenant hereunder. This agreement shall extend by the number of days the possession date may be delayed, but in no such case will Tenant be obligated to pay rent until possession of the Premises is tendered to Tenant. If Lessor has not delivered possession of the Premises within sixty (60) days from said Commencement Date, Tenant may, at Tenant's option, by notice in writing to Lessor within ten (10) days thereafter, cancel this Lease, in which event the parties shall be discharged from all obligations hereunder and Lessor shall return Tenant's funds held hereunder within thirty (30) days of the date of the written notice. If Tenant occupies the Premises prior to said Commencement Date, such occupancy shall be subject to all provisions hereof, such occupancy shall not advance the termination date, and Tenant shall pay rent for such period at the initial monthly rate set forth, prorated on a 30 day month.

6. Maintenance and Repairs. Lessor shall maintain the exterior walls, foundation, and roof of the building on the Premises. Tenant shall maintain in all respects the remainder of the Premises, including the doors and shall replace all glass, including plate glass, which may be broken on the Premises from any cause whatsoever other than design, manufacturing or initial installation defect, with other of the same quality and size, at Tenant's own expense. Tenant shall also maintain and replace, as needed all ordinary maintenance items resulting from everyday use and occupation of the Premises, but not from design or manufacturing defect, such as light bulbs, floor coverings, etc. Tenant shall maintain and replace any equipment that may be installed by Tenant in the furtherance of Tenant's business. Tenant will maintain in good condition the heat and air conditioning system (HVAC) including but not limited to replacing HVAC filter(s) with new filters quarterly at Tenant's expense. Tenant is responsible for the first \$450.00 annually, per HVAC system for repairs or replacement. Tenant's annual participation in HVAC repairs per unit is cumulative per unit. For example, repairs in year three on HVAC unit not previously repaired since lease commencement date shall be limited to and shall not exceed \$1,350. Amount would then reset to \$450.00/year for unit repaired. In the event the HVAC must be replaced, replacement shall be solely Lessor's responsibility provided replacement of HVAC is not due to abuse of, misuse or improper maintenance of HVAC system by Tenant. Tenant shall maintain a climate level within the Premises that will not permit or promote mildew, mold and/or rust that would be detrimental to the integrity, condition and/or air quality of the Premises or Property. Tenant will not dispose of or flush paper towels, wet wipes or feminine products down the toilets, sink drains or any other plumbing fixture and only toilet paper will be flushed down toilet. Lessor may enter upon the Premises at all reasonable hours to inspect; provided, however, that unless an emergency exists, Lessor shall give Tenant reasonable notice of its intention to enter the Premises. Upon the need for maintenance or repairs to the Premises or any fixtures or appliances deemed to be part of the Premises, Tenant shall notify Lessor who will arrange for and coordinate with repair personnel to perform the services. Tenant will coordinate with Lessor and the repair personnel to allow access to the Premises. Invoices for maintenance and repairs deemed to be Tenant's responsibility, such as HVAC, etc., will be sent to Tenant and payment will be due within thirty (30) days. If Tenant fails to maintain the Premises as required or fails to make a necessary repairs, Lessor may order such repairs and charge the cost thereof to Tenant, and Tenant shall reimburse Lessor the amount so paid with the next month's rent. At the termination of this Lease, however brought about, Tenant shall surrender the Premises to Lessor in as good condition as on the date of this Lease.

7. Utilities. Tenant shall pay and hold Lessor free from expense for all utility expenses, including but not limited to telephone, internet, lighting or electricity, gas & water. All contracts for utility services shall be in the name of Tenant.

8. Indemnity. Tenant agrees to carry public liability insurance covering the Premises and the business conducted thereon, which insurance shall be in an amount not less than Five Hundred Thousand Dollars (\$500,000.00)

each person and One Million Dollars (\$1,000,000.00) each occurrence. The policy shall be in an insurance company approved by Lessor and shall be made for the benefit of Lessor and Tenant as their respective interests may appear, and shall contain a clause stating that the insurer will not cancel or change the insurance without first giving Lessor at least thirty (30) days written notice. A certificate or certified copy of such insurance shall be furnished to Lessor prior to lease commencement and at each annual renewal thereafter. Should a certificate or certified copy of such insurance not be provided to Lessor by each annual renewal date, Tenant shall provide such within 15 days of Lessor's request. Tenant hereby indemnifies Lessor for any and all damages, suits, claims or causes of action asserted against Lessor arising from the maintenance, operation or use of the Premises during the Term and/or occupancy by Tenant, its employees and or clients. In any suit or action for damages arising from the alleged negligence of Tenant, its employees and or clients in which Lessor is named as a defendant, Tenant will assume the burden, costs and expenses of the defense, including reasonable attorney's fees. Lessor shall indemnify and hold Tenant harmless from and against any and all liability and expense of any kind arising from injury or damages to persons or property arising out of the negligent or intentional acts or omissions of Lessor, its agents, employees, or any other tenant of Lessor in connection with the use and operation of the Property and the Premises. The provisions of this paragraph will survive the expiration or sooner termination of this Lease.

9. Taxes. Lessor shall pay the ad valorem taxes usually and generally assessed against the Premises up to but not exceeding the amount paid in the base calendar year 2020. Tenant shall pay any increase in ad valorem or property taxes levied on the Premises above the amount levied in the base year of 2020. Each annual increase shall not exceed 3% of the previous year's ad valorem or property tax amount. Tenant's portion to be paid on a pro-rata basis, calculated by square footage occupied. Invoices for increases in property taxes shall be rendered by Lessor to Tenant at such time as Lessor may elect and shall be due and payable by Tenant within 30 days thereafter. The amount thereof shall be deemed to be and shall be paid as additional rent.. Tenant shall pay all other taxes of every kind and nature including, but not limited to personal property taxes, permits, licenses, etc., necessary and incidental to the operation of Tenant's business on the Premises.

10. Insurance Premiums or Insurance Cancellation. Lessor shall pay the premiums for fire, casualty and extended coverage insurance usually and generally assessed against the Premises up to but not exceeding the amount paid in the base calendar year 2020. Tenant shall pay any increase in Lessor's insurance premiums for the Premises above the amount charged in the base year of 2020. Each annual increase shall not exceed 3% of the previous year's premium. Tenant's portion is to be paid on a pro-rata basis to be calculated by square footage occupied. Should said increase in premium be the result of Tenant's business, then Tenant shall pay 100% of the increase. Invoices for increases in insurance premiums shall be rendered by Lessor to Tenant at such time as Lessor may elect and shall be due and payable by Tenant within 30 days thereafter. The amount thereof shall be deemed to be and shall be paid as additional rent.. Should Lessor's insurance policy be canceled due to Tenant's business, Lessor may at Lessor's option, terminate this Lease Agreement by notifying Tenant in writing and Tenant shall vacate upon said notice.

11. Damage to Property. Tenant shall bear all risk of damage to the equipment, fixtures, inventory, furniture and furnishings and all other personal property of Tenant located on and situated in the Premises, and Lessor is relieved absolutely of any liability therefore, including, but not limited to, damages to any such property caused by fire, smoke, gas, water, wind, rain or snow, which may leak into, issue or form from any part of said building, or from pipes or plumbing work of said building, or from any other place, unless due to the negligence or intentional acts or omissions of Lessor, its agents or employees as determined by respective Insurers.

12. Destruction. If the Premises are destroyed, damaged or partially destroyed by fire, tornado, flood or any other casualty, Lessor shall have the option to restore the Premises to substantially the same condition in which they were immediately prior to the occurrence of the casualty. Lessor shall have thirty (30) days after the happening of such event in which to elect to commence to repair and/or restore the buildings. If Lessor elects not to replace, restore or repair the buildings or improvements, notice shall be given to Tenant within such thirty (30) day period, and this Lease shall be terminated and each party relieved of further liability to the other. If Lessor elects to replace, repair or restore the Premises, Lessor shall use diligence in making such restoration in a timely manner. Notwithstanding the foregoing, if the Premises cannot be repaired and restored to substantially the same condition within ninety (90) days (as estimated

by the Lessor as soon as reasonably practicable after the occurrence of such damage), this Lease, at the option of either party, exercised by giving written notice thereof to the other party within thirty (30) days after the occurrence of such damage, will terminate as of the date such notice is given. If the Premises can be repaired within ninety (90) days or if neither party exercises the option to terminate this Lease under this paragraph, then from the date of such casualty until the Premises are restored, rent shall be abated in such proportion as the part of the Premises thus destroyed or rendered unfit bears to the total Premises, unless such damage is so slight that Tenant's occupancy of the Premises is not materially interrupted, in which case the Rent will not be abated. The unexpired term of this Lease shall be extended by the period of time reasonably necessary to make such repairs.

13. Alterations. There shall be no alteration or improvements whatsoever made to or upon the Premises by Tenant unless approved in advance in writing by Lessor. Any improvements, betterments, and alterations shall, upon termination of this Lease, be and remain a part of the Premises and belong to Lessor as a further consideration for this Lease.

14. Liens. No liens shall be allowed to attach against the Premises for work performed for or contracted for by Tenant. Tenant shall have no authority, express or implied, to create any lien, charge or encumbrance, upon the Premises or the improvements thereon.

15. Attorney Fees. Each party shall pay all reasonable attorney's fees and expenses of the other party incurred in enforcing any of the obligations hereunder of the other party.

16. Assignment. Tenant shall not assign or sublet the Premises, or any part thereof, without the prior written approval of Lessor which shall not be unreasonably withheld.

17. Use. Tenant may use the Premises solely for the operation of Professional Office, and for no other use. Tenant acknowledges that Tenant's use is nonexclusive and other tenants, lessees, and occupants are permitted to offer the same or similar services. Tenant shall, at Tenant's sole cost and expense, comply with all of the requirements of all county, municipal, state, federal and other applicable governmental authorities, now in force, or which may hereafter be in force, pertaining to the Premises, and shall faithfully observe in the use of the Premises all municipal ordinances and state and federal laws now in force or which may hereafter be in force. Tenant shall not permit any business to be operated in or from the Premises by any concessionaire or licensee without the prior written consent of Lessor. No hazardous or combustible materials, including but not limited to canister propane, kerosene, butane or any other portable fuel system may be stored or used at the Premises. Tenant will be cognizant and courteous of other tenants. Tenant will not allow obnoxious noise or foul odor to emit from the Premises. If Tenant's business operated upon the Premises at any time jeopardizes the Lessor's Property and/or business, Lessor may at Lessor's option, terminate this Lease by notifying Tenant by written notice and Tenant shall vacate upon said notice. Tenant shall not smoke or allow tobacco or marijuana use of any kind on the Property. No animals or pets other than certified and documented service animals are allowed within the Premises or upon the Property. Tenant accepts the Premises subject to all zoning regulations and ordinances now or hereafter in force. Tenant agrees to accept the Premises as they have been discussed and agreed to by the Parties and in their existing condition as of the first day of the Term of this Lease, subject to completion of the construction, the correction of any defects in such construction and Lessor's repair and maintenance obligations hereunder, and as suited for the use intended by Tenant. Outside storage and/or overnight parking is not permitted.

18. Parking. Tenant will not permit its employees and visitors to park vehicles directly in front of other buildings within Spring Creek Office Park. Sufficient parking spaces will be available for Tenant and Tenant's visitors during the term of the Lease, however, Tenant shall not occupy more than 14 parking spaces within Spring Creek Office Park at any given time. In the event parking spaces are assigned, no more than 14 parking spaces will be assigned for Tenant's use and Tenant and Tenant's visitors will park only in such assigned parking spaces.

19. Exterior Maintenance: Lessor shall maintain the areas exterior to the Premises including all sidewalks, parking areas and garden and landscape areas and shall be solely responsible for all repairs and maintenance associated with such areas including but not limited to snow removal, water run-off management, and year-around landscaping needs.

20. Landlord's Lien. All property of Tenant which is now or hereafter may be at any time during the term of this Lease in or upon the Premises, whether exempt from execution or not, shall be bound and subject to a lien for the payment of the rent herein reserved, and for any damages arising from any breach by Tenant, defaults in the payment of rent, and such default continues for a period of thirty (30) days as provided in paragraph 23 below after written notice by Lessor to Tenant that Tenant is in default, the Lessor or assigns, may take possession of all such property, or any part thereof, and sell or cause the same to be sold at public or private sale with or without notice, to the highest bidder for cash, and apply the proceeds of such sale towards the cost thereof and then towards the debt and/or damages resulting from Tenant's breach, the remainder, if any, to be returned to Tenant. Lessor shall qualify as a purchaser at any such sale.

21. Insolvency. In the event of attempted assignment of this Lease to creditors, or the institution of bankruptcy, corporate reorganization, trustee or receivership proceedings involving Tenant, such events, or any one of them, shall forthwith and of themselves, at Lessor's option, cancel and void the Lease. Should Lessor exercise the option to cancel and void this Lease then possession of the Premises shall immediately pass to Lessor. Should Lessor exercise Lessor's option to recover possession of the Premises upon the occurrence of any one of such events, Lessor shall not be held to have waived Lessor's cause of action against Tenant for Tenant's failure to perform fully the terms of this Lease prior to such event.

22. Signs. Tenant will not place or maintain any sign or advertising matter or other thing of any kind, without Lessor's written approval. Tenant further agrees to maintain any such sign or advertising matter or other thing as may be approved in good condition and repair at all times. Tenant shall repair any damage caused thereby or resulting upon removal thereof. Signs are not permitted to be attached to any exterior or interior door.

23. Default. If Tenant fails to pay the rent as provided herein or vacates or abandons the Premises during the term of this Lease Tenant will be deemed to be in default of this Lease and shall have ten (10) days to cure such default. If Tenant does not cure the default within ten (10) days or does not commence to cure and make reasonable progress toward cure within the ten (10) days, Lessor, at Lessor's option may take the following action:

A. Declare this Lease terminated and re-enter and take possession of the Premises. Notice of such election and demand of possession is hereby expressly waived. Notice of a demand for payment of any rent past due is hereby expressly waived

B. Take possession of the Premises and re-let the Premises without notice to Tenant for the credit of Tenant, and such re-letting or attempted re-letting shall not constitute a surrender of this Lease, and Tenant shall pay all costs and expenses incurred in re-letting; or

C. Lessor may declare the total unpaid balance of rent to at once become due and payable, without notice, and if this Lease is placed in the hands of an attorney for collection, or for the purpose of obtaining possession, Tenant shall pay all expenses associated with collection of rent or other amounts due or payable by Tenant, including court costs and reasonable attorney's fee.

Except for payment of rent, if Tenant fails to comply with any other terms of this Lease Tenant will be deemed to be in default of this Lease and shall have thirty (30) days to cure such default. If Tenant does not cure the default within thirty (30) days or does not commence to cure and make reasonable progress toward cure within the thirty (30) days, Tenant shall forfeit deposit to Lessor and Lessor, at Lessor's option may take action to recover damages and or protect Lessor from further loss or damage caused by default.

24. Month to Month Tenancy. In the event Tenant remains in possession of the Premises after the expiration of this Lease, or any renewal thereof, and without the execution of a new lease, Tenant shall be deemed to be occupying the Premises as a tenant from month-to-month, and agrees to provide Lessor with a minimum of sixty (60) days advance notice to end said month-to-month tenancy, subject to all of the conditions, provisions and obligations of this Lease, insofar as the same are applicable to a month-to-month tenancy. Should Tenant remain in the Premises under a month to month tenancy after the expiration of the original lease term or any renewal or extension thereof, the monthly rental shall increase \$1,500.00 (One Thousand Five Hundred Dollars) above the last agreed to monthly amount paid prior to month-to-month tenancy.

25. Removal of Property. Upon termination of this Lease, however brought about, in the event Tenant fails to remove all of Tenant's property including trash, junk and debris, as provided herein or fails to quit and surrender the Premises, Lessor shall be entitled to retain Tenant's Deposit hereunder. Lessor may at Lessor's option claim, retain,

store, sell or dispose of such effects as Lessor determines without liability to the Tenant for loss thereof and Tenant shall have no further claim to any such effects.

26. Time. Time is of the essence of the performance of the terms and conditions of this Lease and to the parties hereto.

27. Notice. Any notices or other communications required or permitted to be given herein shall be deemed to have been duly given if in writing and delivered personally or deposited in the United States mail, postpaid to Lessor at P.O. Box 721413, OKLA. CITY, OK. 73172, and to Tenant at: Hearing First, LLC, 1600 Market Street, Suite 3600, Philadelphia, PA 19103.

28. Quiet Possession. Tenant, upon paying the rentals and performing the covenants upon Tenant's part to be performed hereunder, shall and may peaceably and quietly have, hold and enjoy the Premises during the term.

29. Eminent Domain. If the whole or any part of the Premises shall be taken by virtue of eminent domain, then the term and all rights of Tenant hereunder shall immediately cease and terminate, and the rent shall be adjusted as of the time of termination. Tenant shall have no claim against Lessor for the value of the unexpired term hereof, and Tenant shall not be entitled to any part of the condemnation award. If any part of the Premises shall be so taken and the remaining part of the Premises (at the reconstruction of the then existing building and improvements) is reasonably suitable for Tenant's continued occupancy for the purposes and uses for which the Premises are leased, and Lessor elects, by notice to Tenant within thirty (30) days of such taking, to cause such reconstruction, this Lease shall, as to the part so taken, terminate as of the date that possession of such part is taken, and the rental shall be reduced in the same proportion that the floor area of the portion of the Premises so taken (less any additions to the Premises by reconstruction) bears to the original floor area of the Premises. In the event of such election, which shall be at Lessor's sole option, Lessor shall, at Lessor's own cost and expense, make all necessary repairs or alterations to the Premises so that the remaining Premises are reasonably suitable for Tenant's continued occupancy and for the conduct of the business of Tenant. During such period of repair and restoration, rental shall be abated on a proportionate basis as it would be if the Premises had been damaged or destroyed pursuant to the provisions of this Lease. Otherwise, if Lessor fails to exercise Lessor's option to restore the premises and continue this Lease, this Lease shall terminate on the date that the possession of the part of the Premises is taken by the condemning authority.

30. Disclosures. Tenant acknowledges that Brent Lowell and Reagan Lowell of Spring Creek Office Park, L.L.C., Lessor, are licensed Real Estate Brokers in the State of Oklahoma and are participating in this transaction for investment purposes. Tenant acknowledges that Brent Lowell and Reagan Lowell of Lowell Group, Inc., Broker, are licensed Real Estate Brokers in the State of Oklahoma and are participating in this transaction for investment purposes.

31. Interest. In the event that Tenant fails to pay any taxes, insurance, repairs or maintenance required hereunder to be paid by Tenant, and such are paid by Lessor, then and in such event all such amounts so paid by Lessor shall bear interest at the rate of eighteen percent (18%) per annum from the date such payment is made by Lessor until paid by Tenant.

32. Waiver of Subrogation. Tenant agrees to look solely to the proceeds of his/her own insurer for indemnity against exposure for loss of property or business interruption due to damage or destruction by an insured peril, but not for damages arising out of the negligent or intentional acts or omissions of Lessor, its agents, employees, or any other tenant of Lessor as determined by respective Insurers in connection with the use and operation of the Property and the Premises. Tenant warrants that his/her/its property and business interruption insurers, if any, shall have no rights against Lessor by virtue of assignment, subrogation, agreement or otherwise.

33. Applicable Law. This Lease shall be governed by, and construed under the laws of the State of Oklahoma.

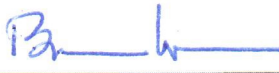
34. Partial Invalidity. If any term, covenant or condition of this Lease or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such term, covenant or condition to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and each term, covenant or condition of this Lease shall be valid and be enforced to the fullest extent permitted by law.

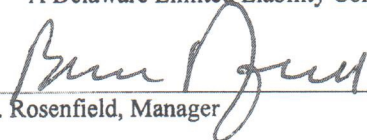
35. Complete agreement. The covenants and conditions herein contained are the full and complete terms of this Lease, and no amendments or modifications of the same shall be binding unless first reduced to writing and signed by both Lessor and Tenant.

36. Binding Effect. This Lease shall be binding upon and inure to the benefit of the parties and their respective successors and assigns dated as of the day and year first above written.

LESSOR: Spring Creek Office Park, L.L.C.
An Oklahoma Limited Liability Company

TENANT: Hearing First, LLC
A Delaware Limited Liability Company

By 
Brent Lowell, Member

By: 
Bruce A. Rosenfield, Manager

Guaranty of Lease Agreement

IN CONSIDERATION of the execution of the foregoing Lease (the "Lease") by the Lessor named therein (the "Lessor") and the benefits to be derived by the undersigned (the "Guarantor"), and the Tenant named in the Lease (the "Tenant") therefrom, the Guarantor guarantees to the Lessor the absolute, complete and punctual performance of the agreements of the Tenant contained in the Lease, including, without limitation, the payment of all rent and other sums now or hereafter owed by the Tenant to the Lessor thereunder. The obligation of the Guarantor hereunder is an absolute, unconditional, continuing guaranty of payment and performance by the Tenant and will not terminate until the Tenant has paid in full all amounts owing to the Lessor and performed all of the Tenant's obligations under the Lease.

The Lessor may, at the Lessor's option, proceed to enforce this Guaranty directly against the Guarantor without first proceeding against the Tenant or any other person liable for payment or performance under the Lease and without first proceeding against or exhausting any collateral now or hereafter held by the Lessor to secure payment or performance under the Lease.

This Guaranty will be binding on the Guarantor and all heirs, personal representatives, successors and assigns of the Guarantor and will inure to the benefit of the Lessor and all successors and assigns of the Lessor. The Guarantor consents to the assignment of all or any portion of the rights of the Lessor hereunder in connection with any assignment of the rights of the Lessor under the Lease without notice to the Guarantor. If the Guarantor consists of more than one person, this Guaranty will be jointly and severally binding on each Guarantor.

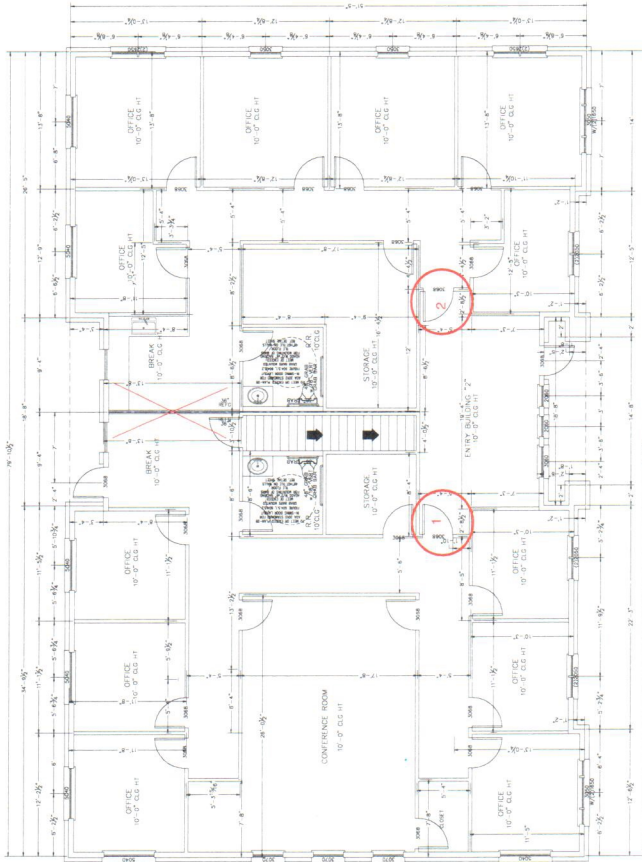
IN WITNESS WHEREOF, the Guarantor has duly executed this instrument this 20 day of March 2020.

GUARANTOR: Oberkötter Foundation


Name: Bruce A. Rosenfield

Title: Trustee and Executive Director

Exhibit 'A'
Construction Improvements



Notes:
 = Wall to be deleted

Doors labeled as 1 & 2 can be deleted.
 Tenant finishes shall be of same or greater quality as those in Tenant's current space



DESIGNED BY:
Adam C. Miller
Signature Custom Originals
 Dubuque, IA - Guthrie, OK



Adam C. Miller
Signature Custom Originals
 Dubuque, IA - Guthrie, OK
 117 Cherokee St., Suite 1000
 Dubuque, IA 52002
 Office: 515.281.1533
 Cell: 515.281.1533
 Fax: 515.281.1533
 Email: acm@signatureoriginals.com
 Website: www.signatureoriginals.com

Project SCOP - 5704
 Low-Co, LLC - Spring Creek Office Park
 ACM Designs Signature Custom Originals

SCALE: 1/4" = 1'-0"

Exhibit B

Constructions and Design Items to Be Agreed to by Lessor and Tenant and Schedule

Interior finishes including paint, stain, flooring, tile, granite

Interior Door Hardware

Data and telephone drops

Electrical drops

Kitchen finish out including configuration of built ins, faucets, appliances including microwave, dishwasher, ice machine

Lighting and lighting fixtures

Bathroom built ins, mirrors, faucets, fixtures, power flushing toilets

Alarm System

Storage build outs

Faux wood window treatments shall be provided and installed by Lessor