

ASSIGNMENT & SECOND AMENDMENT

Amendment made this \_\_\_ day of September 2022 by and among \_\_\_\_\_ (LANDLORD) and \_\_\_\_\_ (“Assignor”), and \_\_\_\_\_ (Assignee ) amending that certain lease dated December 1 2015, as amended December 2019 for premises located at Unit 103 at 1347 Boston Post Road, Madison, Connecticut (the LEASE).

WHEREAS, \_\_\_\_\_ desires to assign the Lease to \_\_\_\_\_ as Tenant and \_\_\_\_\_ desires to assume all the rights and obligations under the Lease as amended herein, and

WHEREAS LANDLORD agrees to such assignment and assumption subject to the modified terms hereof ;

NOW THEREFORE, in consideration of the mutual covenants herein contained, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and providing that terms defined and referred to in the Lease shall have the same meaning when used in this Amendment, unless expressly stated otherwise, the Lease is hereby amended as follows:

1. ASSIGNMENT: Effective as of the date hereof, I \_\_\_\_\_ hereby assigns to \_\_\_\_\_ and \_\_\_\_\_ accepts, all of \_\_\_\_\_ right, title, interest and obligations as Tenant under the Lease. \_\_\_\_\_ assumes and agrees to be bound by all of the covenants, agreements, terms, provisions and conditions set forth in the Lease on the part of \_\_\_\_\_ as Tenant, as modified hereunder. Landlord consents to the assignment and assumption subject to the terms of this Amendment. Assignee hereby assumes and agrees to fully and promptly perform and discharge all of the obligations and responsibilities of Assignor under the Lease arising on and after the date hereof. Assignee agrees with Landlord to pay, perform and observe all of the terms, covenants, conditions and provisions contained in the Lease on and after the date hereof, as fully and effectively as if Assignee had been named the original named tenant therein. Assignor shall remain liable for the payment of rent and additional rent due and to become due under the Lease and for the performance of all the covenants, conditions, agreements and terms of the Lease on the part of the tenant to be performed.

2. TERM: The current term shall be extended to and through November 30, 2032 (the Extended Term) at the following monthly rent:

December 1 2025-November 30 2026 : \$3601.63  
December 1 2026-November 30 2027 : \$3709.81  
December 1 2027-November 30 2028 : \$3820.97  
December 1 2028-November 30 2029 : \$3935.  
December 1 2029-November 30 2030 : \$4053.67  
December 1 2030- November 30 2031: \$4175.28  
December 1 2031- November 30 2032: \$4300.54

3. Security Deposit. Landlord, Assignor and Assignee agree that Assignor’s Security Deposit, in the amount of Three Thousand Four Hundred Sixty and 80/100 Dollars (\$3,460.80) currently being held by