

THIRD EXTENSION AND MODIFICATION OF LEASE

THIS THIRD EXTENSION AND MODIFICATION OF LEASE (this "Modification") is made effective as of April 1, 2017 (the "Effective Date"), by and between **DDR-SAU MEMPHIS AMERICAN WAY, L.L.C.**, a Delaware limited liability company ("Landlord"), having an office at 3300 Enterprise Parkway, Beachwood, Ohio 44122, Attn: Executive Vice President – Leasing, successor-in-interest to Inland-SAU Memphis American Way, L.L.C. ("Inland"), successor-in-interest to Topvalco, Inc. ("Topvalco"), and **MY CHI TRAN** and **HUU PHUOC TRUONG**, husband and wife (d/b/a Beautiful Nail Salon) (individually and collectively, "Tenant"), having an office at 4049 American Way Memphis, TN 38118

WITNESSETH:

WHEREAS, Topvalco and Tenant entered into a certain Lease dated April 5, 2005 (the "Original Lease"), wherein Topvalco leased to Tenant Unit No. 11 (f/k/a Unit No. 11A) containing 950 square feet (the "Demised Premises") of the American Way in Memphis, Tennessee (the "Shopping Center"); and

WHEREAS, Inland subsequently succeeded to the right, title and interest of Topvalco in and to the Shopping Center; and

WHEREAS, Landlord subsequently succeeded to the right, title and interest of Inland in and to the Shopping Center; and

WHEREAS, the Original Lease was amended pursuant to a certain Extension and Modification of Lease dated January 25, 2010, between Landlord and Tenant (the "First Extension"); and

WHEREAS, the Original Lease was amended pursuant to a certain Second Extension and Modification of Lease dated May 13, 2013, between Landlord and Tenant (the "Second Extension", and together with the Original Lease and the First Extension, the "Lease"), whereby, among other things, the term of the Lease was extended through April 30, 2016; and

WHEREAS, Tenant has been occupying the Demised Premises on a monthly basis since May 1, 2016; and

WHEREAS, Landlord and Tenant desire to extend and modify the Lease as hereinafter set forth.

NOW, THEREFORE, in consideration of the mutual covenants hereinafter set forth and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Lease is hereby extended and modified as follows:

1. The foregoing recitals are incorporated herein by reference. Capitalized and defined terms used in this Modification shall have the same meanings as those ascribed to them in the Lease, unless the context clearly requires otherwise. In the event that the terms of this Modification conflict with the terms of the Lease, the terms of this Modification shall control.

2. Effective as of the Effective Date, Tenant shall no longer be occupying the Demised Premises on a monthly basis, and the term of the Lease is hereby extended for a period of two (2) lease years commencing as of the Effective Date, and terminating at 11:59 p.m. on March 31, 2019 (the "Third Extension Term").

3. Commencing as of the Effective Date, Tenant agrees to pay to Landlord as Minimum Rent for the Demised Premises, without any deduction or setoff, the sums set forth on Schedule A attached hereto and made a part hereof. For purposes of determining the amount of Minimum Rent payable, each lease year of the Third Extension Term shall commence on April 1 and shall expire on March 31.

4. Notwithstanding anything contained in the Lease to the contrary, Landlord and Tenant hereby agree and acknowledge that Tenant shall have no further right or option to renew or otherwise extend the Lease upon the expiration of the Third Extension Term.

5. The notice address of Landlord set forth in the Lease is hereby amended by deleting the addresses set forth therein and substituting the following addresses:

DDR-SAU MEMPHIS AMERICAN WAY, L.L.C.
3300 Enterprise Parkway
Beachwood, Ohio 44122
Attention: Executive Vice President -- Leasing

with copies to:

DDR Corp.
3300 Enterprise Parkway
Beachwood, Ohio 44122
Attention: General Counsel

6. The notice address of Tenant set forth in the Lease is hereby amended by deleting the address set forth therein and substituting the following address:

MY CHI TRAN and HUU PHUOC TRUONG
7913 Windergate Circle
Olive Branch, MS 38654

7. This Modification may be executed in multiple counterparts, each of which shall constitute an original and all of which taken together shall constitute one and same agreement binding upon the parties, notwithstanding that all the parties are not signatories to the same counterpart.

8. Except as hereinbefore set forth, all terms, provisions and conditions contained in the Lease shall remain in full force and effect during the Third Extension Term and any renewals or extensions thereof.

(remainder of page intentionally left blank)

IN WITNESS WHEREOF, Landlord and Tenant have hereunto set their hands effective as of the Effective Date of this Modification set forth above.

WITNESSES AS TO LANDLORD:

LANDLORD:

DDR-SAU MEMPHIS AMERICAN WAY, L.L.C.
a Delaware limited liability company

Kristen Straight
Kristen Straight (Print Name)

By: [Signature]
Rob McGovern, Senior Vice President of Leasing

Karen A. Robinson
Karen A. Robinson (Print Name)

WITNESSES AS TO TENANT:
(as to My Chi Tran and Huu Phuoc Truong)

TENANT:

MY CHI TRAN
MY CHI TRAN (Print Name)

[Signature]
MY CHI TRAN

HUU PHUOC TRUONG
HUU PHUOC TRUONG (Print Name)

[Signature]
HUU PHUOC TRUONG

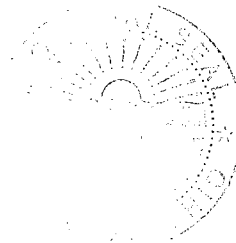
STATE OF OHIO)
) SS:
COUNTY OF CUYAHOGA)

BEFORE ME, a Notary Public in and for said County and State, personally appeared Rob McGovern, known to me to be the Senior Vice President of Leasing of **DDR-SAU MEMPHIS AMERICAN WAY, L.L.C.**, the Delaware limited liability company that executed the foregoing instrument, who acknowledged that he did sign the foregoing instrument for and on behalf of said limited liability company being thereunto duly authorized and that the same is his free act and deed and the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Beachwood, Ohio this 28th day of April, 2017.

My commission expires: February 19, 2019

Karen A. Robinson
Notary Public



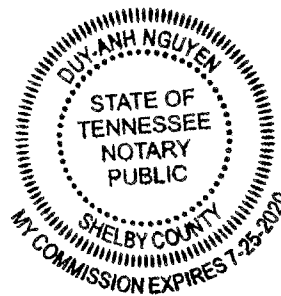
STATE OF Tennessee)
) SS:
COUNTY OF Shelby)

BEFORE ME, a Notary Public in and for said County and State, personally appeared **MY CHI TRAN** and **HUU PHUOC TRUONG**, husband and wife, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Memphis, Shelby County Tenn this 8th day of Apr, 2017.

My commission expires: 7/25/20

Duy Anh Nguyen
Notary Public



SCHEDULE A

Minimum Rent Schedule for the Third Extension Term

Minimum Rent

<u>Period</u>	<u>\$ PSF</u>	<u>\$ Monthly</u>	<u>\$ Annum</u>
4/1/17 – 3/31/18	\$13.00	\$1,029.17	\$12,350.00
4/1/18 – 3/31/19	\$13.50	\$1,068.75	\$12,825.00