

AMENDMENT TO LEASE AGREEMENT

THIS AMENDMENT TO LEASE AGREEMENT ("Amendment") made as of this ___ day of _____, 2026, by and between Amphitheater Unified School District No. 10 (hereinafter "Landlord"), whose address is 701 W. Wetmore Road, Tucson, AZ 85705, and Specialized Education of Arizona, Inc. ("hereinafter "Tenant"), whose address is c/o FullBloom, 150 Rouse Blvd., Suite 210, Philadelphia, PA 19112.

RECITALS

- A. Landlord and Tenant previously entered into a certain School Building Lease dated July 9, 2025, (the "Original Lease") for Tenant's use of certain real property and improvements located at 450 E. Wetmore Rd., Tucson, AZ 85705 (the "Premises").
- B. Landlord and Tenant have negotiated and anticipate entering into a certain School Building Lease effective as of July 15, 2026 (the "New Lease") for Tenant's use of certain real property and improvements located at 2040 W Omar Dr., Tucson, AZ 85704.
- C. The initial term of the Original Lease is set to expire at 11:59 p.m. on July 31, 2026 (the "Termination Date").
- D. In connection with the New Lease, Landlord and Tenant desire to amend the Original Lease to provide for an earlier Termination Date and terminate the Original Lease on the commencement of the New Lease.

Based on the foregoing, Landlord and Tenant hereby agree as follows:

1. Section 2 of the Original Lease is hereby amended to read as follows:
 2. **TERM.** The term hereof shall be for a period of 12 months (the "Term") (or until such Term shall sooner cease and expire as hereinafter provided) commencing on July 15, 2025 (the "Commencement Date") and expiring at 11:59 p.m. on July 14, 2026. Notwithstanding anything in this Lease to the contrary, Tenant may not extend the Term of this Lease.
2. Removal of Renewal Term. Any references to a "Renewal Term" or "Renewal Terms" are hereby stricken from the Original Lease, to include any references to increases to the Base Rent, as defined in the Original Lease, occurring or to be paid during such Renewal Term(s).
3. Reaffirmation. Except as modified by this Amendment, the parties ratify and confirm the remaining provisions of the Original Lease, which shall continue in force and effect as provided in the Original Lease.

[Signature Page to Follow]

LANDLORD
Amphitheater Unified School District No. 10

TENANT
Specialized Education of Arizona, Inc.

By: _____

By: _____

Its: _____

Its: _____

Address: _____

Address: _____

Phone: _____

Phone: _____

Date: _____

Date: _____