

AMENDMENT TO GROUND LEASE

THIS AMENDMENT TO GROUND LEASE is made, entered into and effective as of the 1st day of February 2023 by and between **LYNN RUARK** (Landlord) and **LI'L THRIFT FOOD MARTS, INC.** (Tenant), regarding the property at 900 Denim Dr., Erwin, NC in the following details:

WHEREAS, Landlord and Tenant agree to extend and amend ground lease dated March 2017.

WHEREAS, Landlord and Tenant agree to extend ground lease from April 1, 2023 for Twenty Four (24) Months until March 31, 2025. Rent shall be One Thousand Four Hundred and Fifty Dollars (\$1,450.00) per month which amounts to \$17,400.00 per year beginning April 1, 2023 and ending March 31, 2025. Upon expiration of this amendment, rent shall continue on a month-to-month basis unless notified by either Landlord or Tenant.

In addition to the monthly rent, Tenant shall continue to pay all property taxes and insurance for the property.

Both Landlord and Tenant agree that all other terms and conditions of the Lease remain in effect throughout the term of the Lease.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment to Ground Lease as of the day and year first above written.

Landlord;



Lynn Ruark

Lessee;



Chris Neal – President
Li'l Thrift Food Marts, Inc.

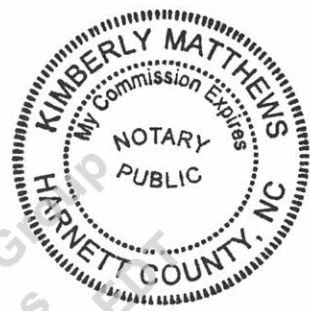
NORTH CAROLINA

COUNTY OF Harnett

I, Kimberly Matthews, a Notary Public of said County and State, hereby certify that Chris Neal personally appeared before me this day and acknowledged that due execution of the foregoing instrument for the purposed therein expressed.

Witness my hand and official seal, this 17 day of Feb, 2023.

Kimberly Matthews
Notary Public



My Commission Expires:

6-13-2027

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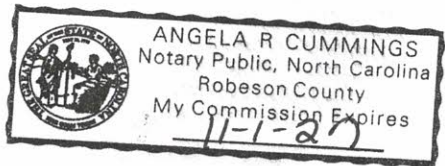
NORTH CAROLINA

COUNTY OF Robeson

I, Angela R Cummings, a Notary Public of said County and State, hereby certify that Chris Neal personally appeared before me this day and acknowledged that due execution of the foregoing instrument for the purposed therein expressed.

Witness my hand and official seal, this 8 day of February, 2023.

Angela R Cummings
Notary Public



My Commission Expires:

11-1-2027