

HBS Leasehold LLC
225 Liberty Street, 31st Floor
New York, New York 10281

June 7, 2022

Union County Educational Services Commission
45 Cardinal Drive
Westfield, NJ 07090
Attn: Eric Larson

Re: License Agreement dated November 17, 2021 (the "License Agreement"), by and between Union County Educational Services Commission ("Licensee"), and HBS Leasehold LLC ("Licensor") for the Licensed Areas (as defined in the License Agreement), at the property located at 609 North Avenue W., Westfield, NJ 07090

Mr. Larson:

Reference is hereby made to the License Agreement. All capitalized terms not otherwise defined in this letter agreement (this "Letter Agreement"), shall have the meanings respectively ascribed to them in the License Agreement.

Whereas, Licensor and Licensee acknowledge that the current Term of the License Agreement will expire on June 30, 2022. Licensee and Licensor hereby acknowledge and agree to extend the Term of the License Agreement for the period commencing on July 1, 2022 and ending on October 15, 2022. Except as otherwise expressly set forth in this Letter Agreement, all of the terms, covenants, conditions, and provisions of the License Agreement shall continue unmodified and remain in full force and effect.

Please acknowledge your agreement by signing this Letter Agreement where indicated below.

Sincerely,

Licensor:

HBS Leasehold LLC

By: Mindy Novack

Name: Mindy Novack

Title: Authorized Signatory

Licensee:

Union County Educational Services Commission

By: _____

Name: _____

Title: _____

Date: