

SUBLEASE EXTENSION AND MODIFICATION AGREEMENT

This Sublease Extension and Modification Agreement (this “Agreement”), made as of April __, 2026 (the “Effective Date”), between **CENTER CITY PARTNERS, LLC**, with an address at c/o Alma Realty Corp., 31-10 37th Avenue, Suite 500, Long Island City, New York, 11101 (“Landlord”) and **COUNTY OF PASSAIC**, a county of the State of New Jersey, with a principal office at 401 Grand Street, Paterson, New Jersey 07505 (“Tenant”).

WITNESSETH

WHEREAS, Landlord and Tenant are parties to a written Sublease Agreement, dated November 30, 2016 (the “Initial Sublease”), as thereafter extended and modified pursuant to that certain written Sublease Extension and Modification Agreement, dated June 21, 2023 (the “First Extension” and, collectively with the Initial Sublease, the “Sublease”), pursuant to which Tenant rents from Landlord certain premises designated as “Store Number 382” a/k/a “Store Number U112”, encompassing approximately two thousand eight hundred seventeen (2,817) rentable square feet of space on the Upper Level of the shopping center known as Paterson Center City Mall, located at 301 Main Street, Paterson, New Jersey 07505, as further described and depicted on the floor plan annexed to the Initial Sublease as Exhibit “A-2” and made a part thereof (the “Premises”), for a term that is set to expire on April 30, 2026; and

WHEREAS, Landlord and Tenant wish to further extend the term of the Sublease, and otherwise modify and/or supplement (as the case may be) the terms thereof, all in accordance with the terms, conditions and obligations stated herein;

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. **Recitals.** The above recitals are incorporated by reference herein in their entirety.
2. **Term Extension.** The term of the Sublease is hereby extended for a month-to-month term, commencing as of and retroactive to July 1, 2023 and continuing thereafter on a month-to-month basis unless and until terminated by either party hereto by giving sixty (60) days’ written notice of such termination to the other party hereto (the “Month To Month Extension Term”).
3. **Fixed Rent for the Month To Month Extension Term.** The Annual Basic Rent and Fixed Monthly Rent payable by Tenant to Landlord during the Month To Month Extension Term shall be in the following amounts:

(A) For the period from May 1, 2026 through December 31, 2026, Tenant shall pay \$5,844.52 per month (70,134.24 per annum);

(B) On January 1, 2027, and on each subsequent anniversary thereof, the Annual Basic Rent/Fixed Monthly Rent shall increase by three percent (3%).

4. **Words and Phrases, Etc.** All words and phrases used in this Agreement, unless otherwise defined herein, shall have the meanings, if any, given to them in the underlying Sublease. The term “Sublease,” unless the context requires a different meaning, shall mean the underlying Sublease as modified by this Agreement.

5. **Entire Agreement.** This Agreement states all of the promises, agreements, conditions and understandings between the parties hereto concerning or relating to the subject matter hereof and there are no promises, agreements, conditions or understandings heretofore made, either oral or written, between them other than as herein stated and in the underlying Sublease, which this Agreement supplements and/or modifies.

6. **Conflict and Restatement.** Except to the extent modified by this Agreement, the Sublease remain in full force and effect and the terms and conditions set forth therein shall continue to govern Tenant’s tenancy at the Demised Premises in all respects. In the event of a conflict between the provisions of this Agreement and the provisions of the underlying Sublease, the provisions of this Agreement shall govern and control to the extent of such conflict.

7. **Counterparts; PDF/Electronic Signatures.** This Agreement may be executed in multiple counterparts. Electronic/PDF signatures shall be deemed originals for all purposes.

IN WITNESS WHEREOF, Landlord and Tenant hereunder set their names as of the date first above written.

CENTER CITY PARTNERS, LLC
Landlord

COUNTY OF PASSAIC
Tenant

By: _____
Efstathios Valiotis, Managing Member

By: _____
Name: _____
Title: _____