

FOURTH AMENDMENT TO LEASE AGREEMENT

This Fourth Amendment of Lease is entered as of this 10th day of June 2025 by and between the **ROMAN CATHOLIC ARCHBISHOP OF LOS ANGELES, A CORPORATION SOLE** on behalf of and for the benefit of **St. Stephen of Hungary Church in Los Angeles** ("Lessor"), and **THE ACCELERATED SCHOOL** ("Lessee").

The parties hereto are the parties to that certain Lease Agreement dated April 10, 2019 and three (3) amendments dated April 3, 2020, May 18, 2021, and May 9, 2023 ("Lease"), covering the premises located at 119 E. 37th Street, Los Angeles CA 90011 ("Premises"). The parties hereto desire to amend the lease.

NOW, THEREFORE, the parties hereto hereby agree as follows:

1. **Term.** The term of this Lease shall be extended for one (1) year commencing July 1, 2025 and ending June 30, 2026.
2. **Rent.** Rent shall remain at the current rate of Five Thousand One Hundred Fifty Dollars (\$5,150.00) per month.
3. **Other.** Except to the extent modified hereby, the Lease Agreement and all of the terms and provision thereof are and shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed and delivered this Fourth Amendment of Lease to be executed and delivered as of the date first written above.

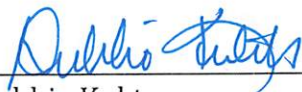
LESSOR: **THE ROMAN CATHOLIC ARCHBISHOP OF LOS ANGELES, A CORPORATION SOLE** on behalf of and for the benefit of St. Stephen of Hungary Church, Los Angeles



Michael T. Davitt
Director of Real Estate

Date: July 1, 2025

LESSEE: **THE ACCELERATED SCHOOL**



Debbie Kukta
Chief Business Officer

Date: 6/24/25

APPROVAL: ST. STEPHEN OF HUNGARY CHURCH, LOS ANGELES

Timothy Dyer

Date June 24, 2025

Msgr. Timothy Dyer
Pastor

St. Stephen Catholic Church

3705 Woodlawn Ave.
Los Angeles, California 90011

Phone (323) 234-5963
(323) 232-8756
Fax (323) 234-6725

To: Successor of Debbie Kukta, July 2, 2025

Enclosed is the contract for the
coming year - for rental of classrooms
at St. Stephen's.

If you have any questions, I
can be reached at (323) 234-5963 (office)
or
(323) 810-5540 (cell).

Blessings to you as you take over this office.

Sincerely,

Fr. Tim Dyer
Pastor