

**FIFTH AMENDMENT TO LEASE AGREEMENT**

This Fifth Amendment to Lease is entered as of this 28 day of May 2026 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 CHARTER ELEMENTARY SCHOOL, A PUBLIC CHARTER SCHOOL** ("Lessee").

The parties hereto are the parties to that certain Lease Agreement dated April 10, 2019 and four (4) amendments dated April 3, 2020, May 18, 2021, May 9, 2023, and April 1, 2025 ("Lease"), covering the premises located at 119 E. 37<sup>th</sup> 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, 2026 and ending June 30, 2027.
- 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 Fifth 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

\_\_\_\_\_ Date: \_\_\_\_\_  
Michael T. Davitt  
Director of Real Estate

**LESSEE:**                   **THE ACCELERATED CHARTER ELEMENTARY SCHOOL, A PUBLIC CHARTER SCHOOL**

*Dorothy Lee*  
\_\_\_\_\_ Date: May 28, 2026  
Dorothy Lee  
Chief Financial Officer

**APPROVAL: ST. STEPHEN OF HUNGARY CHURCH, LOS ANGELES**

\_\_\_\_\_ Date \_\_\_\_\_  
Msgr. Timothy Dyer  
Pastor