

AMENDMENT TO LEASE NUMBER 008675

WHEREAS, the Dallas/Fort Worth International Airport Board ("Board") leases a concessions location to Kind Hospitality, Inc. ("Concessionaire") dba Uno Due Go, located in Terminal E, at Gate E36, pursuant to Lease Number 008675 ("the Lease"); and

WHEREAS, the parties mutually desire to amend the Lease;

NOW, THEREFORE, in consideration of the covenants herein and other good and valuable consideration, receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. The monthly payment of the Minimum Annual Guarantee (MAG) shall be temporarily suspended effective March 1, 2021. The MAG shall be reinstated, without notice, effective October 1, 2021.
2. Annual Year-End Settlement: The MAG shall be prorated based on the portion of the year when it is suspended, and Gross Receipts (and the Percentage Rent paid thereon) during the period of MAG suspension shall not be credited against the prorated MAG.
3. Storage and Operations and Maintenance Fees will be waived from March 1, 2021 to September 30, 2021. The fees will be reinstated, without notice, effective October 1, 2021.
4. The Lease is hereby amended extending the Term of the lease from July 18, 2025 to July 18, 2027. This extension is for an additional two (2) years.
5. Concessionaire will participate in the DFW Market, powered by GRAB, by September 30, 2021 and the Board waives all installation fees.

All other terms and conditions of said Lease shall remain in effect.

DALLAS/FORT WORTH INTERNATIONAL AIRPORT BOARD

DocuSigned by:
 Signature: Zenola Campbell
 Chief Executive Officer (or his Designee)

Print Name: Zenola Campbell

Title: Vice President, Concessions

Date: 5/19/2021

APPROVED AS TO FORM:

DocuSigned by:
Paul Tomme
 Legal Counsel for the Board

KIND HOSPITALITY, INC.

DocuSigned by:
 Signature: Nava Thiraisingam
 Nava Thiraisingam

Print Name: _____

Title: CEO

Date: 5/17/2021

AMENDMENT TO LEASE NUMBER 008119

WHEREAS, the Dallas/Fort Worth International Airport Board ("Board") leases a concessions location to Kind Hospitality, Inc. ("Concessionaire") dba Panera Bread, located in Terminal A, at Gate A34, pursuant to Lease Number 008119 ("the Lease"); and

WHEREAS, the parties mutually desire to amend the Lease;

NOW, THEREFORE, in consideration of the covenants herein and other good and valuable consideration, receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. The monthly payment of the Minimum Annual Guarantee (MAG) shall be temporarily suspended effective March 1, 2021. The MAG shall be reinstated, without notice, effective October 1, 2021.
2. Annual Year-End Settlement: The MAG shall be prorated based on the portion of the year when it is suspended, and Gross Receipts (and the Percentage Rent paid thereon) during the period of MAG suspension shall not be credited against the prorated MAG.
3. Storage and Operations and Maintenance Fees will be waived from March 1, 2021 to September 30, 2021. The fees will be reinstated, without notice, effective October 1, 2021.
4. The Lease is hereby amended extending the Term of the lease from October 18, 2026 to October 18, 2028. This extension is for an additional two (2) years.
5. Concessionaire will participate in the DFW Market, powered by GRAB, by September 30, 2021 and the Board waives all installation fees.

All other terms and conditions of said Lease shall remain in effect.

DALLAS/FORT WORTH INTERNATIONAL AIRPORT BOARD

DocuSigned by:
 Signature: Zenola Campbell
 Chief Executive Officer (or his Designee)

Print Name: Zenola Campbell

Title: Vice President, Concessions

Date: 5/19/2021

APPROVED AS TO FORM:

DocuSigned by:
Paul Tomme
 Legal Counsel for the Board

KIND HOSPITALITY, INC.

DocuSigned by:
 Signature: Nava Thiraisingam
 Print Name: Nava Thiraisingam

Title: CEO

Date: 5/17/2021