

ADDENDUM TO LEASE LISTING AGREEMENT

This Addendum supplements and amends the Lease Listing Agreement, dated March 18, 2026 (“Listing Agreement”) for 3861 West Point Drive, Los Angeles, California 90065 (the “Premises”) between Mountain Stay, LLC (“Owner”) and Mercedes Sanchez, Nestseekers International (“Broker”), as follows (the Listing Agreement, as amended and supplemented by this Addendum is referred to as this “Agreement”):

1. Compensation. Compensation hereunder shall be deemed earned and payable when the Tenant pays the initial amounts due under a fully executed lease (rent and security deposit) and takes possession of the Premises under the terms of the lease.

2. Owner Approval. Owner reserves the right, in Owner’s sole discretion, to approve or disapprove of the terms of any proposed lease or to reject any prospective tenant. All leases shall be approved and executed by Owner, and Broker shall have no authority to execute any lease or other document on behalf of Owner.

3. Security and Insurance. Paragraph 8 of the Listing Agreement is modified as follows: Add the following to the end of the first sentence: “except for such loss or damage arising out of Broker’s gross negligence or willful misconduct.”

5. Photographs. Owner grants Broker (and Broker’s photographer) a non-exclusive license to take photographs of the Premises solely for use by Broker in connection with the marketing and publicizing of the Premises for lease. All photographs shall be submitted to Owner for approval, and only those photographs approved by Owner shall be used by Broker. Broker will not use or authorize use of the photographs or any of them in any manner for any other purpose.

6. Confidentiality. Broker acknowledges that Broker’s services pursuant to this Agreement may provide Broker with access to confidential information concerning Owner and the trustees and beneficiaries of the trust that is Owner. Broker acknowledges the confidential nature of such information and agrees that Broker and Broker’s agents will not publish or disclose any such confidential information, except as specifically required to perform Broker’s obligations under the Agreement.

In the event of any inconsistency between the provisions of this Addendum and the Listing Agreement, the provisions of this Addendum shall prevail.

Owner:

Broker:

Mountain Stay, LLC

Mercedes Sanchez, Nestseekers International

Signed by:
By: Mountain Stay LLC
Name: Mountain Stay LLC
Title: Rpo

Signed by:
By: Mercedes Sanchez
Name: Mercedes Sanchez
Title: Real Estate Agent