

FIRST ADDENDUM TO SUBLEASE AGREEMENT

THIS FIRST ADDENDUM TO SUBLEASE AGREEMENT (this “First Addendum”) is made this _____ day of _____, 2025, between **SJQ 1646 LLC**, a Delaware limited liability company, hereinafter referred to as “Sublessor” and **ADVANCED LABORATORY SERVICES, INC.**, a _____ corporation, hereinafter referred to as “Sublessee”.

RECITALS

- A. **WHEREAS**, Sublessor and Sublessee entered into a Sublease Agreement dated January 30, 2025 (the “Sublease”) regarding certain property known as 1646 West Chester Pike, Building 1, Suite 1, West Chester, PA (the “Leased Premises”); and
- B. **WHEREAS**, Sublessor and Sublessee now wish to modify the terms of the Sublease.

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

1. Incorporation by Reference. Recitals A and B are incorporated by reference and made a part of this First Addendum.
2. Termination Right. Sublessee shall have the right to terminate the Sublease effective at the expiration of eighteen (18) months from the date Sublessee obtains conditional use approval in accordance with the provisions of Article 2.2 of the Sublease (the “Termination Period”); provided, however, that Sublessee shall provide Sublessor with at least four (4) months advance notice to exercise its right of termination. Provided, further, that Sublessee shall have the right to extend the Termination Period for an additional six (6) months with the four (4) months advance notice requirement to remain in effect.

IN WITNESS WHEREOF, the parties hereto have caused this First Addendum to be duly executed, sealed, and delivered and have hereunto set their seal or adopted as their seal the word "(SEAL)" appearing beside their execution all as of the date first hereinabove written.

SUBLESSOR:
SJQ 1646 LLC, a Delaware limited liability company

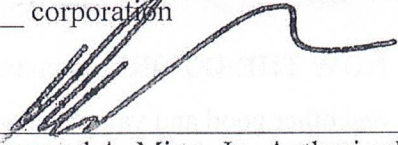
Witness

BY: _____ (SEAL)
Spencer D. Qualls, Authorized Signatory

SUBLEESSEE:
ADVANCED LABORATORY SERVICES, INC,
a _____ corporation

Danielle Stewart

Witness

By:  _____ (SEAL)
Raymond A. Mirra, Jr., Authorized Signatory

2 year term
18 MOS =
~~*\$10,000*~~
Dep = waived
\$ 2500.00 *\$10,000*
62500