

**THIRD AMENDMENT TO LEASE AGREEMENT**

**THIS THIRD AMENDMENT TO LEASE AGREEMENT** (hereinafter referred to as the “Third Amendment”) is made and entered into this 1st day of May, 2026 (“Amendment Effective Date”), by and between **HOPE FELLOWSHIP CHURCH AT ROCK HILL**, a South Carolina non-profit corporation (hereinafter referred to as “Landlord”), and **ASCENT CLASSICAL ACADEMIES SOUTH CAROLINA**, a South Carolina non-profit corporation (hereinafter referred to as “Tenant”) (Landlord and Tenant may each be referred to herein as a “Party” and collectively as the “Parties”).

**WITNESSETH**

WHEREAS, Landlord and Tenant are parties to that certain Lease Agreement dated as of February 16, 2024, as amended by that certain First Amendment to Lease Agreement dated as of April 17, 2024 and that certain Second Amendment to Lease Agreement dated as of May 30, 2025 (collectively, the “Lease”) to lease certain Premises located on a portion of the property located at 505 University Drive, Rock Hill, SC and more particularly described in the Lease; and

WHEREAS, Landlord and Tenant desire to amend the Lease as hereinafter set forth.

**NOW THEREFORE**, for and in consideration of the mutual covenants and agreements of the respective parties herein contained, the recitals set forth above (which are incorporated herein by this reference), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Defined Terms. Defined terms used but not otherwise provided hereunder shall have those certain meanings as set forth in the Lease.
2. Rent. Section 4 of the Lease is amended as set forth in this section. From July 1, 2026 through June 30, 2027 rent for Building A shall be \$17,000.00 per month, rent for each single wide Modular (six total) shall be in the amount of \$500.00 per month (for a total of \$3,000.00 per month) and rent for the double wide Modular shall be in the amount of \$800.00 per month. From July 1, 2027 through June 30, 2028 rent for Building A shall be \$19,243.24 per month, rent for each single wide Modular (six total) shall be in the amount of \$530.60 per month (for a total of \$3,183.60 per month) and rent for the double wide Modular shall be in the amount of \$848.97 per month. Rent during each Renewal Term (including the additional Renewal Term granted below in Section 3) shall increase by 2% from the prior year’s rent.
3. Option to Extend Exercised; Additional Option. By execution of this Third Amendment, Landlord and Tenant hereby agree that the second Renewal Term is amended to be from July 1, 2026 through June 30, 2028, that Tenant hereby exercises the second Renewal Term under the Lease so that such second Renewal Term shall begin on July 1, 2026 and expire on June 30, 2028. Tenant has one remaining Renewal Term under the Lease. Landlord and Tenant hereby agree that Tenant shall also be granted one additional Renewal Term under the Lease so that Tenant now has two total remaining Renewal Terms under the Lease which must be exercised by

notifying Landlord in writing of Tenant's intent to extend the term of the Lease at least 120 days prior to the date on which the then existing Renewal Term will expire.

4. OSF Approval. Tenant obtained its OSF approvals as set forth under section 31 of the Lease and neither Landlord nor Tenant have any right to terminate the Lease under section 31 of the Lease.

5. Binding Effect. This Third Amendment shall be binding upon and inure to the benefit of the parties hereto and their respective heirs and permitted successors and assigns.

6. Miscellaneous. This Third Amendment may be executed in multiple counterparts, each of which shall be deemed an original and which together shall constitute one instrument. Signatures transmitted by facsimile or email shall be deemed originals. The parties agree that by signing below, they intend to place their hands and seals upon this Third Amendment, and that this Third Amendment shall be considered in every respect to be a sealed instrument. All capitalized terms not otherwise defined herein shall have the same meaning as set forth in the Lease.

7. Authorization. Landlord and Tenant represent that the individuals signing on behalf of the Landlord and Tenant have been duly authorized to sign this Third Amendment on behalf of the party on whose behalf they have signed and that this Third Amendment, upon execution by both parties, shall constitute the valid, binding and enforceable obligations of all parties.

8. Confirmation of Lease. All of the terms, covenants and conditions of the Lease, except as herein specifically modified and amended shall remain in full force and effect and are hereby adopted and reaffirmed with the parties hereto. In the event of a conflict in the terms and conditions of the Lease, the terms and conditions of this Third Amendment shall control.

[SIGNATURE PAGE ATTACHED HERETO]

IN WITNESS WHEREOF, the parties hereto have caused this Third Amendment to be signed, sealed and executed as of the day, month and year above written.

**LANDLORD:**

**HOPE FELLOWSHIP CHURCH AT ROCK HILL** [SEAL]

By: *Joseph Tindale*  
Joseph Tindale (May 1, 2026 00:07:32 EDT)  
Name: Joseph Tindale  
Its: Elder

**TENANT:**

**ASCENT CLASSICAL ACADEMIES SOUTH CAROLINA** [SEAL]

By: *Dino Teppara*  
Dino Teppara (May 1, 2026 10:47:15 EDT)  
Name: Dino Teppara  
Its: Board Chair

**TENANT:**

**ASCENT CLASSICAL ACADEMIES SOUTH CAROLINA** [SEAL]

By: *Maria Kunisch*  
Maria Kunisch (May 1, 2026 12:50:01 EDT)  
Name: Maria Kunisch  
Its: Vice Chair, Board of Directors