

9/12/2024

To Whom It May Concern,

Please let this letter acknowledge an additional parking allowance provided to JJSLJ LLC., the new tenants of 147 Beacon St., South San Francisco, CA. JJSLJ LLC. or its affiliates are required to submit a TMP to the city of South San Francisco as part of their change-of-use permit.

Please be advised that JJSLJ will have the exclusive right to use approximately 15-17 parking spaces surrounding the property they are leasing at 147 Beacon St. Additionally, JJSLJ LLC, its affiliates, and clients have permission to use any additional parking spaces located on our adjoining parcel surrounding 131 Beacon St., provided they meet the following conditions:

- 1) JJSLJ LLC, its affiliates, and clients will not park in additional parking spaces during regular business hours for any future tenants of 131 Beacon St.
- 2) JJSLJ LLC, its affiliates, and clients will not park in additional parking spaces for an extended period or leave any vehicles overnight.
- 3) JJSLJ LLC, its affiliates, and clients will not park in additional parking spaces in a way that creates a nuisance to, disrupts the business operations of, or otherwise disturbs any future tenants of 131 Beacon St.
- 4) JJSLJ LLC, its affiliates, and clients will immediately comply to correct any nuisance, disruption to business operations, etc., which may be caused by occupying parking spaces reserved for 131 Beacon St.

Please be advised that the landlord maintains the right to revoke this agreement at any time should JJSLJ LLC, its affiliates, and clients not comply with the above terms and conditions.

Regards,



147 Beacon St. Inc.