

AMENDMENT 2

EXCLUSIVE AUTHORIZATION TO LEASE AND COMMISSION AGREEMENT

3160 State St., Blacksburg, VA

Parcel ID 348-27A

KRISKELL, LLC (Landlord) and THALHIMER INC. (Broker) made and entered into an Exclusive Authorization to Lease and Commission Agreement dated January 30, 2025 authorizing Broker to offer For Lease premises located at **3160 State St., Blacksburg, VA**. The initial Listing Period of the agreement expired on October 31, 2025. The agreement provided that the Listing Period shall automatically extend and renew for one Ninety Day increment following the expiration of the original Listing Period. The extended and renewed Listing Period expired on January 30, 2026. The agreement was extended for an additional Ninety-day period expiring April 30, 2026, by Amendment 1 dated February 12, 2026.

Landlord and Broker hereby agree to extend and renew the EXCLUSIVE AUTHORIZATION TO LEASE AND COMMISSION AGREEMENT for an additional period beginning May 1, 2026, and expiring August 31, 2026, on the same terms and conditions as the original Listing Period.

Executed and effective this 1st day of May, 2026

OWNER:

Date: May 3, 2026

**KRISKELL, LLC**, a  
Virginia Limited Liability Company

Address: 368 Gristmill Lane  
Pembroke, VA 24136

By: *Kevin Browne*  
Kevin Browne (May 3, 2026 10:14:54 EDT)  
Name: Kevin Browne

Telephone: (540)230-6576

Title: Manager

BROKER:

Date: May 1, 2026

THALHIMER, INC., a Virginia corporation

By: *Kent Roberts* *Kent Roberts*

Name: Kent Roberts

Title: Senior Associate