A January date. A September exchange.

The amendment bears January 31, 2023. A September 25, 2024 exchange discusses updating the lease for a lender. The next morning, Romeo emailed the amendment to Jun and Aileen asking them to print, sign, scan and return it. The attachment left the landlord signature and date lines blank.

That sequence independently supports September 2024 preparation and circulation of this particular copy. It does not establish the exact date Jun later signed, exclude an earlier version, or determine the amendment’s legal effective date.

The context cuts both ways. Another family participant suggested backdating; the blue-message author, identified as Romeo in the supplied translation, proposed an addendum from the rate-change date. Jun identified February 2023. This is a shared exchange, not proof that Jun alone initiated the dating choice.

The two-page emailed attachment retains the no-default acknowledgment, $4,600 monthly payment terms, due-date language and other operative provisions. A later signed variant is reproduced separately for comparison. A PDF export date does not establish a signature date.

Reader guide: page 2 gives a working translation; pages 3–5 reproduce the complete three-page screenshot export; page 6 excerpts the retrieved native email; pages 7–8 reproduce its attachment; pages 9–10 reproduce the later signed variant. Identity and translation limits are stated below.

The exchange, in context

Working translation, not a certified translation. The original Cebuano remains visible on pages 3–5. A supplied translation identifies the blue-message author as Romeo; no native message database or edit history was recovered in this review. Another participant’s name is replaced with [Family participant]; that participant’s identity requires owner confirmation.

Jun: asks for the Silver Creek lease because the lender requested it. [Family participant]: says yes, shares a lease link, and suggests updating/backdating it because it still shows $3,500; asks whether the amount is now $4,600. Jun: yes, $4,600; agrees.

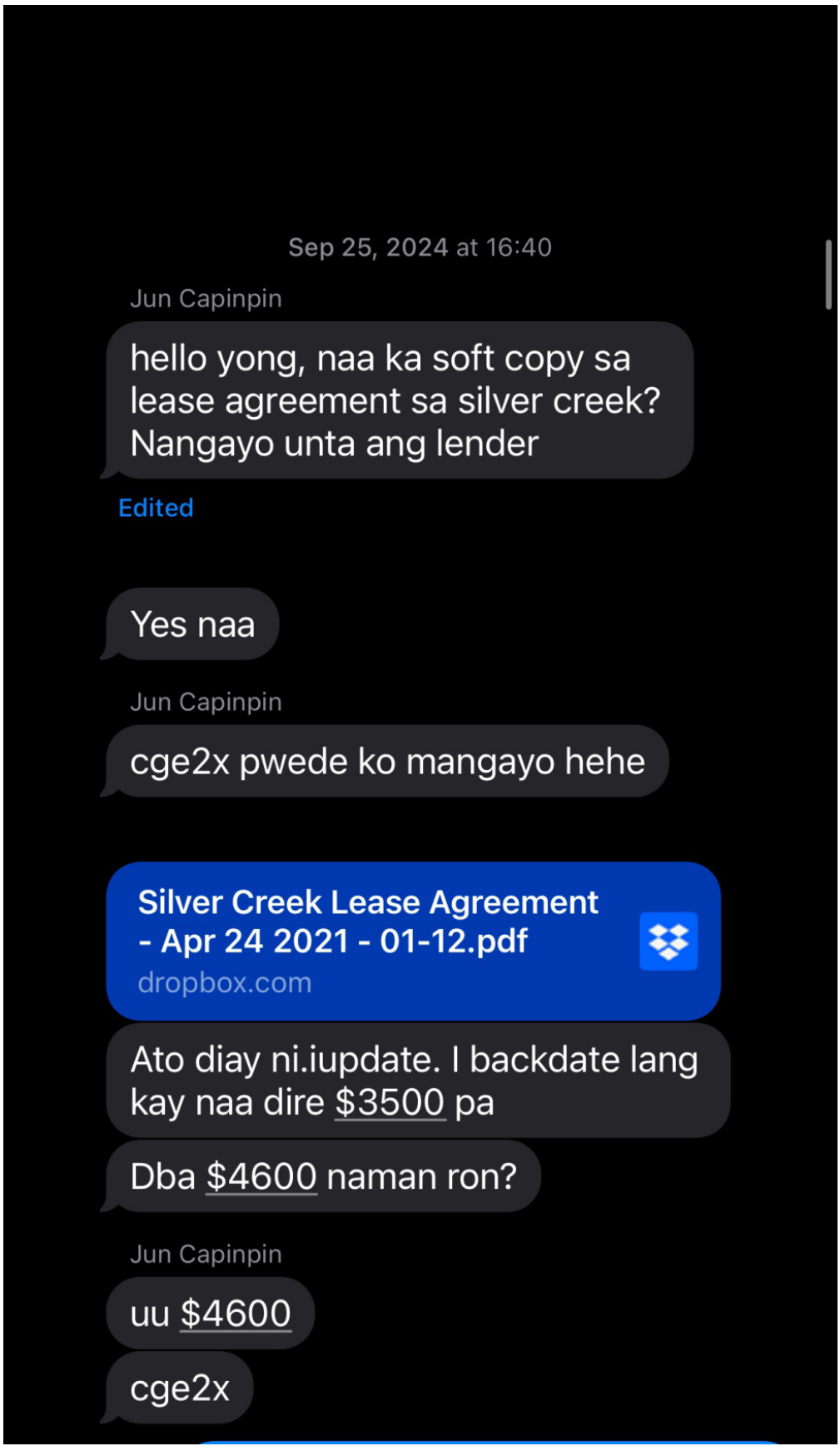
Romeo (blue): asks when $4,600 started and proposes an addendum from that date. Jun: “I’ll check.” [Family participant]: “I think Dec 2022 or Feb 2023.” Jun: “Feb 2023 yong.”

At the displayed September 25, 2024, 22:04 timestamp, Romeo asks when it is needed. Jun says whenever he has time. Romeo asks whether it is for preapproval; Jun says yes. Romeo says it is needed ASAP and he will prepare it shortly; Jun responds affirmatively.

The first Jun message is marked “Edited.” The underlying prior text and time of edit were not recovered. Screenshot timestamps are displayed timestamps; their device timezone was not independently verified. The email date on page 6 is independently recorded and converted to Pacific time.

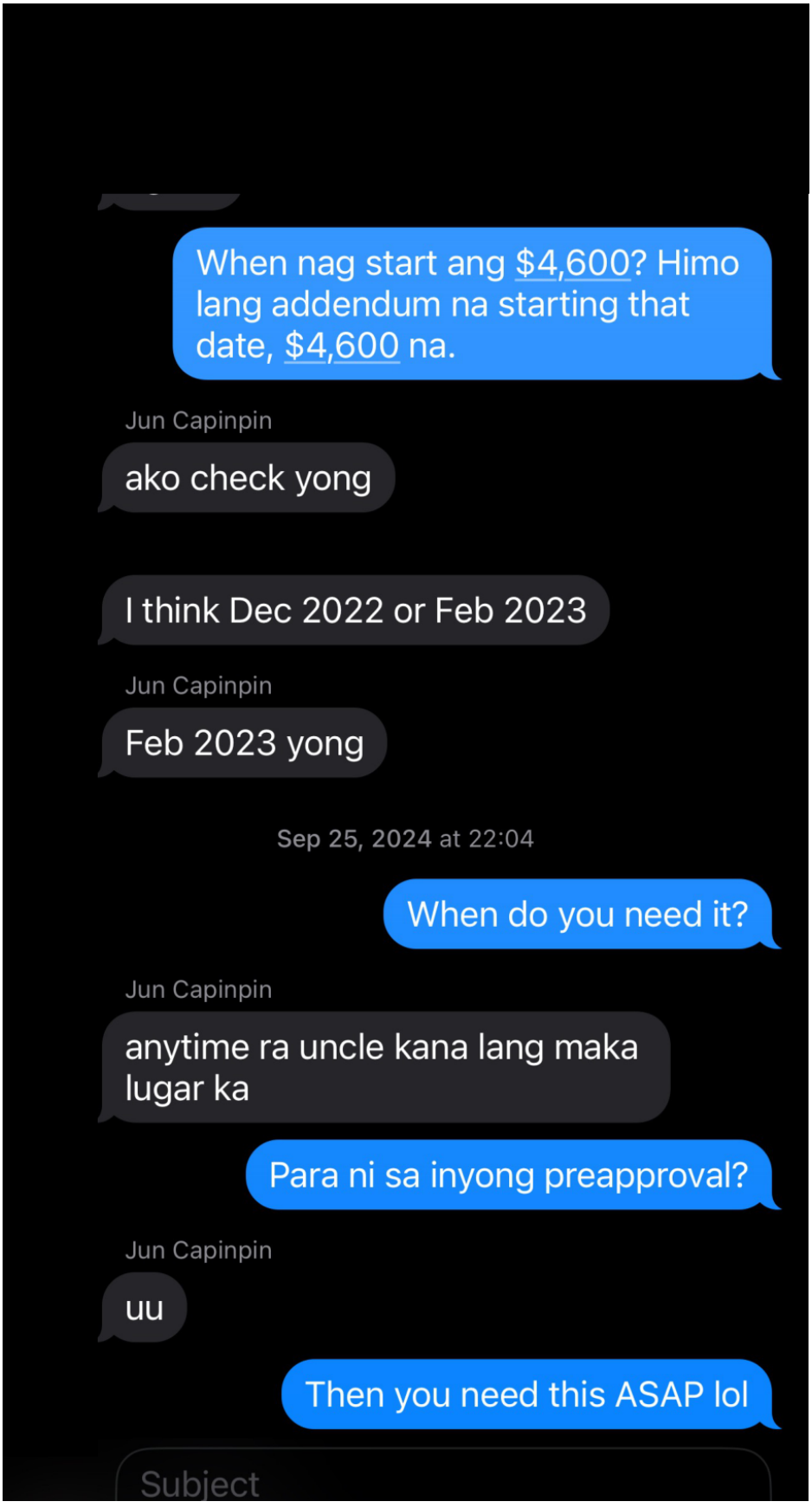
Avatars, the group header and another participant’s displayed name are masked. No substantive message is removed. Source signatures and personal mailing addresses are masked on the amendment copies; dates and material contract terms remain visible.

September 25 exchange — 1 of 3



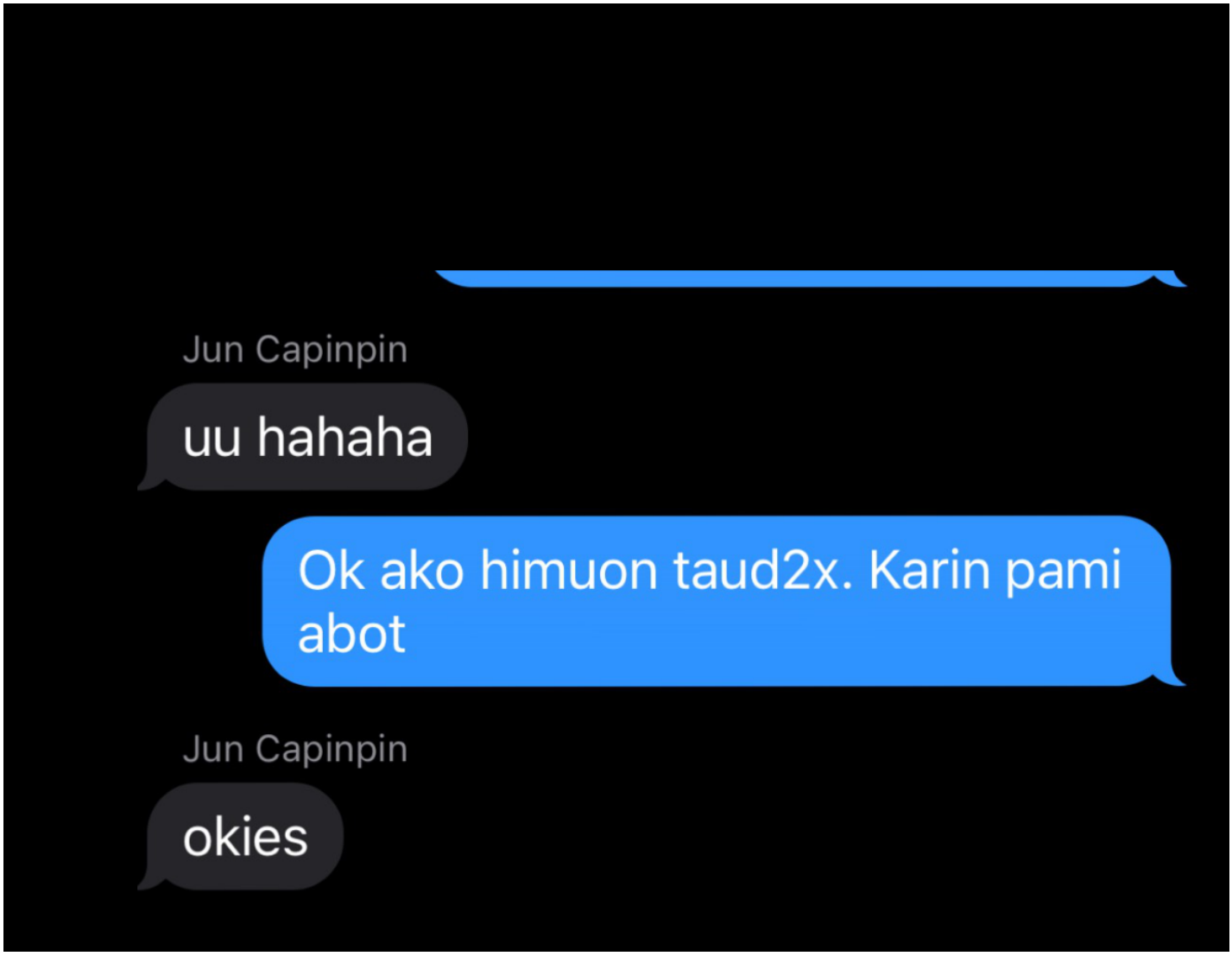
Source image | Black blocks mark privacy redactions

September 25 exchange — 2 of 3



Source image | Black blocks mark privacy redactions

September 25 exchange — 3 of 3



Source image | Black blocks mark privacy redactions

September 26: request for signatures

TYPESET EXCERPT FROM RETRIEVED NATIVE EMAIL — not a screenshot or a newly recovered signed return. Personal email addresses and the signature footer are omitted.

Date: September 26, 2024, 1:33:09 a.m. Pacific daylight time
Original header: Thu, 26 Sep 2024 08:33:09 +0000
From: Silver Creek AFH (Romeo’s signature in original)
To: Jun Capinpin and Aileen Capinpin
Subject: Amendment

“Print, sign, scan and email back copy please. Thanks.”

The two-page PDF attached to this email follows in full, with privacy redactions. Its original bytes match both retrieved Dropbox copies. The landlord’s signature and date lines are blank; Romeo’s signature is present in the original and is masked in this reader. His printed date remains January 31, 2023.

The email establishes that this copy was sent with a request for signatures on September 26, 2024. No original countersigned-return email was recovered. The later signed copy does not resolve the precise date of Jun’s signature.

Emailed attachment — 1 of 2

Lease Amendment

This Lease Amendment is hereby made and entered into by and between Jun Christopher Capinpin ("Landlord") and the following tenants (the "Tenant") (collectively the "Parties") on January 31, 2023:

ABC Elder Care Inc DBA Silver Creek Adult Family Home

BACKGROUND:

Landlord and Tenant have previously entered into a Lease Agreement ("the Lease") dated September 01, 2021 whereby ABC Elder Care Inc DBA Silver Creek Adult Family Home leased from Jun Christopher Capinpin located in [redacted] Puyallup, Pierce County, Washington 98371, more specifically described in the Lease; and The Lease was recorded in Pierce County, Washington. Landlord and Tenant desire to amend the Lease as described in this agreement.

AGREED TERMS:

For and in consideration of the mutual covenants and promises in this agreement, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties agree as follows:

1. Landlord and Tenant both acknowledge and agree that the Lease is currently in effect and that neither party is in breach or default of the Lease.

2. Landlord and Tenant amend the Lease as follows:

   Provision on Page 1 titled LEASE PAYMENTS will now state: "Tenant shall pay to the Landlord monthly installments of $4,600, payable in advance on the 1st day of each month, but no later than the 10th. Lease payments shall be made to the Landlord at [redacted] The payment address may be changed from time to time by the Landlord.

3. Except as specifically amended above, the original terms and provisions of the Lease remain in full force and effect, and both Landlord and Tenant affirm and consent to the Lease, as amended in this agreement, and agree to be bound accordingly.

4. This Lease Amendment can be recorded at the discretion of the Parties, or the Parties can prepare a short form memorandum of this Lease Amendment which can be properly executed and recorded in the Register's Office for Pierce, Washington.

5. All of the terms, covenants and conditions of the Lease as amended to date shall continue in full force and effect, and the same are reaffirmed, remade and rewritten, except to the extent that any such terms, covenants or conditions have been nullified or conflict or are inconsistent with the terms of this Amendment to Lease, in which event the terms of this Amendment to Lease shall, in all respects, govern and prevail.

6. This Amendment to Lease shall be binding upon and shall inure to the benefit of the Parties and their respective successors and assigns. No reference in the preceding sentence to assigns shall be deemed to authorize any assignment or other transfer, in whole or in part, of the interest of Tenant in violation of any of the provisions of the Lease.

Emailed attachment — 2 of 2

IN WITNESS WHEREOF, this Lease Amendment has been executed on the day and date first above written.

Landlord:

By: _____ Date: _____
Jun Christopher Capinpin

Tenant:

By: Romeo [redacted] strator Date: 01/31/2023
ABC Eld [redacted] r Creek Adult Family Home

Later signed variant — 1 of 2

Lease Amendment

This Lease Amendment is hereby made and entered into by and between Jun Christopher Capinpin ("Landlord") and the following tenants (the "Tenant") (collectively the "Parties") on January 31, 2023:

ABC Elder Care Inc DBA Silver Creek Adult Family Home

BACKGROUND:

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AGREED TERMS:

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1. Landlord and Tenant both acknowledge and agree that the Lease is currently in effect and that neither party is in breach or default of the Lease.

2. Landlord and Tenant amend the Lease as follows:

   Provision on Page 1 titled LEASE PAYMENTS will now state: "Tenant shall pay to the Landlord monthly installments of $4,600, payable in advance on the 1st day of each month, but no later than the 10th. Lease payments shall be made to the Landlord at 1[redacted] The payment address may be changed from time to time by the Landlord.

3. Except as specifically amended above, the original terms and provisions of the Lease remain in full force and effect, and both Landlord and Tenant affirm and consent to the Lease, as amended in this agreement, and agree to be bound accordingly.

4. This Lease Amendment can be recorded at the discretion of the Parties, or the Parties can prepare a short form memorandum of this Lease Amendment which can be properly executed and recorded in the Register's Office for Pierce, Washington.

5. All of the terms, covenants and conditions of the Lease as amended to date shall continue in full force and effect, and the same are reaffirmed, remade and rewritten, except to the extent that any such terms, covenants or conditions have been nullified or conflict or are inconsistent with the terms of this Amendment to Lease, in which event the terms of this Amendment to Lease shall, in all respects, govern and prevail.

6. This Amendment to Lease shall be binding upon and shall inure to the benefit of the Parties and their respective successors and assigns. No reference in the preceding sentence to assigns shall be deemed to authorize any assignment or other transfer, in whole or in part, of the interest of Tenant in violation of any of the provisions of the Lease.

Later signed variant — 2 of 2

IN WITNESS WHEREOF, this Lease Amendment has been executed on the day and date first above written.

Landlord:

By: [redacted] Date: 1/31/2023

Jun Chris

Tenant:

By: Rome[redacted]istrator Date: 01/31/2023

ABC E[redacted]r Creek Adult Family Home