

**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION**  
Washington, D.C. 20549

**FORM 8-K**

**CURRENT REPORT**  
**Pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934**

Date of Report (Date of earliest event reported): January 6, 2023

**FULGENT GENETICS, INC.**  
(Exact Name of Registrant as Specified in Charter)

**Delaware**  
(State or other jurisdiction of  
incorporation)

**001-37894**  
(Commission File Number)

**81-2621304**  
(IRS Employer Identification No.)

**4978 Santa Anita Avenue**  
**Temple City, California**  
(Address of Principal Executive Offices)

**91780**  
(Zip Code)

**(626) 350-0537**  
(Registrant's telephone number, including area code)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Securities registered pursuant to Section 12(b) of the Act:

<b>Title of each class</b>	<b>Trading Symbol(s)</b>	<b>Name of each exchange on which registered</b>
Common Stock, par value \$0.0001 per share	FLGT	The Nasdaq Stock Market (Nasdaq Global Market)

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§240.12b-2 of this chapter).

Emerging growth company

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

**Item 1.01 Entry into a Material Definitive Agreement.**

On January 6, 2023, Fulgent Therapeutics LLC, a subsidiary of Fulgent Genetics, Inc. (the “Company”), amended its existing office lease agreement for the Company’s headquarters at 4978 Santa Anita Avenue, Temple City, California 91780 (the “Lease Amendment”). Under the terms of the Lease Amendment, the term of the lease was extended from January 31, 2023 to January 31, 2024 (the “Extended Term”). The Company’s monthly rent payments will be \$24,885.00 for the duration of the Extended Term. The Company will also be required to pay for utilities, upkeep and maintenance applicable to the leased premises.

A copy of the Lease Amendment is filed herewith as Exhibit 1.1, and is incorporated by reference as though fully set forth herein. The foregoing description of the agreement is not intended to be complete and is qualified in its entirety by the complete text of the Lease Amendment.

**Item 9.01 Financial Statements and Exhibits.**

(d) Exhibits.

<b>Exhibit No.</b>	<b>Description</b>
1.1	<a href="#">Commercial Lease Addendum (II) by and between Fulgent Therapeutics LLC and E&amp;E Plaza LLC</a>
104	Cover Page Interactive Data File (embedded within the Inline XBRL document)

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**SIGNATURE**

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

Date: January 12, 2023

FULGENT GENETICS, INC.

By: /s/ Paul Kim

Name: Paul Kim

Title: Chief Financial Officer

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COMMERCIAL LEASE ADDENDUM (II)

This **LEASE ADDENDUM II** to the Commercial Lease Agreement signed on February 1, 2018 by **E&E Plaza LLC** ("Lessor") and **Fulgent Therapeutics LLC** ("Lessee"). This document modifies the Commercial Lease Agreement as describe below:

1. The Lessor agrees to extend this lease for ONE (1) year, starting on February 1, 2023 and expiring on January 31, 2024.
2. For this one year extension, the Monthly rent shall be adjusted from \$23,585.00 to \$24,885.00 per month.
3. Lessee remains to be the only occupant of this building. The Lessor will only be responsible for the Property Taxes, Building Insurance, and the Roof of this building. The Lessee is responsible for all of the utilities, upkeep, and maintenance of this building, including the utilities and trash services.
4. All other terms and conditions of the lease will remain in full force and effect.

Lessee: Fulgent Therapeutics, LLC

Lessor: E&E Plaza LLC

By: /s/ Jian Xie

By: /s/ Marlene Xu

Title: COO

Title: MG

Date: 1/4/2023

Date: 1/6/2023

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