

OLD TOWN SPRING PROPERTIES SQUARE I & II, LLC

123 Midway & 26303 Preston

Spring, Texas 77373

This lease made the 1 day of November, 2025, between  
Larue Hood + Blair Kleiber, hereinafter called Lessor, and  
Krystle Pennell, hereinafter called Lessee.

Witnesseth, that Lessor hereby leases to Lessee for:

Polished Salon the premises known and described  
as follows, to wit: Building B located at 26303 Preston  
Spring, Texas 77373.

The lease shall be for a primary term of 24 months commencing on  
November 1, 2025, and terminating on October 31, 2027  
at which time lessee shall have first option on renewing existing lease. At any point after  
expiration of primary term, either party may terminate upon **30 DAYS WRITTEN NOTICE**. If  
lessor fails to deliver possession of the premises at the specified time or the intended use is  
prohibited by law or contract, its sole liability to lessee shall be prorated abutment of rent until  
possession is tendered.

Lease of two ~~(2)~~ years or longer are subject to review and rent increase bi-annually, at  
the pleasure of the lessor.

Lessee agrees to pay lessor, Larue Hood  
at 591 CR 319 Cleveland, Texas 77327 (until notified  
otherwise) the sum of \$ 1450.00 per month payable in advance on the first day of each  
and every month of said term or extension thereof, it being understood that time is of the  
essence with regard to rental payment.

If said rent is not received within 10 days of the due date, a **\$30.00 late fee**

OLD TOWN SPRING PROPERTIES SQUARE I & II, LLC

123 Midway & 26303 Preston

Spring, Texas 77373

This lease made the 1<sup>st</sup> day of September, 2025, between  
Larue Wood and Blair Baker, PH.D. hereinafter called Lessor, and  
Michael Hix and Noel Eckhaus hereinafter called Lessee.

Witnesseth, that Lessor hereby leases to Lessee for:

Centerpiece Bakery & Pizzeria Rose the premises known and described  
as follows, to wit: Building A located at 26303 Preston  
Spring, Texas 77373.

The lease shall be for a primary term of 60 months commencing on  
September 1, 2025, and terminating on September 30, 2030

at which time lessee shall have first option on renewing existing lease. At any point after  
expiration of primary term, either party may terminate upon **30 DAYS WRITTEN NOTICE**. If  
lessor fails to deliver possession of the premises at the specified time or the intended use is  
prohibited by law or contract, its sole liability to lessee shall be prorated abutment of rent until  
possession is tendered.

Lease of two (2) years or longer are subject to review and rent increase bi-annually, at  
the pleasure of the lessor.

Lessee agrees to pay lessor, Larue Wood  
at 591 CR319 Cleveland, Texas 77327 (until notified  
otherwise) the sum of \$ 1300 per month payable in advance on the first day of each  
and every month of said term or extension thereof, it being understood that time is of the  
essence with regard to rental payment.

If said rent is not received within 10 days of the due date, a **\$30.00** late fee

**OLD TOWN SPRING PROPERTIES SQUARE I & II, LLC**

**123 MIDWAY & 26303 PRESTON**

**Spring, Texas, 77373**

**Addendum to Spring Lease Agreement**

Terms of your current contract remain untouched with the exception of rental rates. Changes in your rental rates are reflected in this addendum. As your current contract dates reach expiration a new contract will be provided to extend your lease. Lessee shall have first option on renewing existing lease as per your current contract.

This addendum is effective as of November 1, 2025, between

\_\_\_LaRue Wood and Blair Kleiber (Lessors) and

Chelsea Nunez + Heather Langlais (Lessee)

The premises known and described as follows, to wit: Building C located

At 26303 Preston Spring, Texas 77373.

This lease applies to the primary term of 60 commencing  
on 1/1 2023, and terminating on 12/31 2028

Lessee agrees to pay lessor, LaRue Wood at 591 CR 319 Cleveland, Tx  
77327. Rent may be mailed to or collected by the owner. The sum of \$1185<sup>00</sup> per month  
payable in advance of the first day of every month of said term or extension thereof. Leases  
are subject to review and rent increase bi-annually (every 6 mo.)

If rent is not received within 10 days of due date a 40.00 late fee will be assessed.

Signature of Lessor: LaRue Wood Date: 11/1/2025

Signature of Lessee: [Signature] Date: 11.1.25

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**123 MIDWAY & 26303 PRESTON**

**Spring, Texas, 77373**

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This addendum is effective as of November 1, 2025, between

\_\_\_LaRue Wood and Blair Kleiber (Lessors) and

Stephanie Mason (Lessee)

The premises known and described as follows, to wit: Building E located

At 26303 Preston Spring, Texas 77373.

This lease applies to the primary term of 60 commencing  
on Sept 1, 2022 and terminating on Aug 31, 2027.

Lessee agrees to pay lessor, LaRue Wood at 591 CR 319 Cleveland, Tx  
77327. Rent may be mailed to or collected by the owner. The sum of \$1250<sup>00</sup> per month  
payable in advance of the first day of every month of said term or extension thereof. Leases  
are subject to review and rent increase bi-annually (every 6 mo.)

If rent is not received within 10 days of due date a 40.00 late fee will be assessed.

Signature of Lessor: LaRue Wood Date: 11/1/25

Signature of Lessee: [Signature] Date: 11/1/25

**OLD TOWN SPRING PROPERTIES SQUARE I & II, LLC**

**123 MIDWAY & 26303 PRESTON**

**Spring, Texas, 77373**

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This addendum is effective as of November 1, 2025, between

\_\_\_ LaRue Wood and Blair Kleiber (Lessors) and

Tamara Smith (Lessee)

The premises known and described as follows, to wit: Building A located

At 123 Midway Spring, Texas 77373.

This lease applies to the primary term of month to month commencing  
on August 1, 2025, and terminating on 9-30, 20. ✓

Lessee agrees to pay lessor, LaRue Wood at 591 CR 319 Cleveland, Tx  
77327. Rent may be mailed to or collected by the owner. The sum of \$ 1250<sup>00</sup> per month  
payable in advance of the first day of every month of said term or extension thereof. Leases  
are subject to review and rent increase bi-annually (every 6 mo.)

If rent is not received within 10 days of due date a .40.00 late fee will be assessed.

Signature of Lessor: LaRue Wood Date: 11/1/2025

Signature of Lessee: Tamara Tokov Date: 10-31-25

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123 MIDWAY & 26303 PRESTON

Spring, Texas, 77373

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This addendum is effective as of November 1, 2025, between

LaRue Wood and Blair Kleiber (Lessors) and

Richard Dangler (Lessee)

The premises known and described as follows, to wit: Building Tree Kettle, Mad hatter located 2 storage

At 123 Midway Spring, Texas 77373.

This lease applies to the primary term of 60 commencing on 10/1 2023, and terminating on 9/30 2028.

Lessee agrees to pay lessor, LaRue Wood at 591 CR 319 Cleveland, Tx 77327. Rent may be mailed to or collected by the owner. The sum of \$2400<sup>00</sup> per month payable in advance of the first day of every month of said term or extension thereof. Leases are subject to review and rent increase bi-annually (every 6 mo.)

If rent is not received within 10 days of due date a 40.00 late fee will be assessed.

Signature of Lessor: LaRue Wood Date: 11/1/2025

Signature of Lessee: David Dangler Date: 10/31/25

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**123 MIDWAY & 26303 PRESTON**

**Spring, Texas, 77373**

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This addendum is effective as of November 1, 2025, between

LaRue Wood and Blair Kleiber (Lessors) and

Robert Dutkiewicz (Lessee)

The premises known and described as follows, to wit: Building B located

At 123 Midway Spring, Texas 77373.

This lease applies to the primary term of 60 mths commencing  
on 12/1 2022 and terminating on 11/30 2027.

Lessee agrees to pay lessor, LaRue Wood at 591 CR 319 Cleveland, Tx  
77327. Rent may be mailed to or collected by the owner. The sum of \$1235<sup>00</sup> per month  
payable in advance of the first day of every month of said term or extension thereof. Leases  
are subject to review and rent increase bi-annually (every 6 mo.)

If rent is not received within 10 days of due date a 40.00 late fee will be assessed.

Signature of Lessor: LaRue Wood Date: 11/1/25

Signature of Lessee: [Signature] Date: 11/31/25

**OLD TOWN SPRING PROPERTIES SQUARE I & II, LLC**

**123 MIDWAY & 26303 PRESTON**

**Spring, Texas, 77373**

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This addendum is effective as of November 1, 2025, between

\_\_\_LaRue Wood and Blair Kleiber (Lessors) and

Eddy Cumbie and Chris Thiele (Lessee)

The premises known and described as follows, to wit: Building D located

At 123 Midway Spring, Texas 77373.

This lease applies to the primary term of 60 months commencing  
on 1/1 2025 and terminating on 12/31, 2030.

Lessee agrees to pay lessor, LaRue Wood at 591 CR 319 Cleveland, Tx  
77327. Rent may be mailed to or collected by the owner. The sum of \$1785<sup>00</sup> per month  
payable in advance of the first day of every month of said term or extension thereof. Leases  
are subject to review and rent increase bi-annually (every 6 mo.)

If rent is not received within 10 days of due date a 40.00 late fee will be assessed.

Signature of Lessor: LaRue Wood Date: 11/1/2025

Signature of Lessee: Eddy Cumbie Date: 11/1/25



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This addendum is effective as of November 1, 2025, between

LaRue Wood and Blair Kleiber (Lessors) and

Lara Hagan, Joseph Hagan (Lessee)

The premises known and described as follows, to wit: Building C located

At 123 Midway Spring, Texas 77373.

This lease applies to the primary term of 60 months commencing on 8/1/2024, and terminating on 9/31/2029

Lessee agrees to pay lessor, LaRue Wood at 591 CR 319 Cleveland, Tx 77327. Rent may be mailed to or collected by the owner. The sum of \$ 1,000<sup>00</sup> per month payable in advance of the first day of every month of said term or extension thereof. Leases are subject to review and rent increase bi-annually (every 6 mo.)

If rent is not received within 10 days of due date a 40.00 late fee will be assessed.

Signature of Lessor: LaRue Wood Date: 11/1/2025

Signature of Lessee: Lara Hagan Date: 10-31-2025

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OLD TOWN SPRING PROPERTIES SQUARE I & II, LLC

123 Midway & 26303 Preston

Spring, Texas 77373

This lease made the 1 day of July, 2024, between  
Lakue Wood and Blair Kleiber, hereinafter called Lessor, and  
Courtney Reese and Samantha Kneidler, hereinafter called Lessee.

Witnesseth, that Lessor hereby leases to Lessee for:

Indigo the premises known and described  
as follows, to wit: Building D located at 26303 Preston  
Spring, Texas 77373.

The lease shall be for a primary term of 24 months commencing on  
July 1, 2024, and terminating on June 30, 2026

at which time lessee shall have first option on renewing existing lease. At any point after  
expiration of primary term, either party may terminate upon **30 DAYS WRITTEN NOTICE**. If  
lessor fails to deliver possession of the premises at the specified time or the intended use is  
prohibited by law or contract, its sole liability to lessee shall be prorated abutment of rent until  
possession is tendered.

Lease of two (2) years or longer are subject to review and rent increase bi-annually, at  
the pleasure of the lessor.

Lessee agrees to pay lessor, Lakue Wood  
at 591 CR 319 Cleveland Texas 77327 (until notified  
otherwise) the sum of \$ 1450.00 per month payable in advance on the first day of each  
and every month of said term or extension thereof, it being understood that time is of the  
essence with regard to rental payment.

If said rent is not received within 10 days of the due date, a **\$30.00 late fee**

Page 1 of 8

Rent is now 1450.00  
Collected Nov. 1 !!