

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 Wood & Bair Kleiber, hereinafter called Lessor, and
Kristle 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, 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 Wood
at 591 CP 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

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Spring, Texas 77373

This lease made the 1st day of September, 2025, between
Loral Wood and Blaurot Decker ^{Ph.D}, hereinafter called Lessor, and
Michelle Hix and Noel Eckleberg, hereinafter called Lessee.

Witnesseth, that Lessor hereby leases to Lessee for:

Centerpiece Bakery & Syrup 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, Loral Wood
at 591 CK319 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 Nunes & Heather Langlois (Lessee)

The premises known and described as follows, to wit: Building 1 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 \$1185⁰⁰ 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: Orsi 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

Stephanie Gosen (Lessee)

The premises known and described as follows, to wit: Building F located
At 26303 Preston Spring, Texas 77373.

This lease applies to the primary term of 40 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 ⁰⁰ 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: Stephanie Gosen 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 November 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 \$1250.00 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

OLD TOWN SPRING PROPERTIES SQUARE I & II, LLC

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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 stars a st
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 00 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: Blair Dangler Date: 10/31/25

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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 10 m/s 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 \$1235.00 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: _____ Date: 11/31/25

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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

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 \$1785.00 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 \$1,000.00 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

1450.00

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 Blain Kleiner, hereinafter called Lessor, and
Courtney Reed and Samantha Kneeler, 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 CR319 Cleveland Texas 77327 (until notified
1450.00 otherwise) the sum of \$ 1050.00 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

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Rent is now 1450.00
Collected Nov. 1 !!