



(d) Each party hereto hereby waives all claims for recovery from the other party for any losses or damage to any of its property insured under valid and collectible insurance policies to the extent of any recovery collectible under such insurance, subject, however, to the limitation that this waiver shall apply only when permitted by the applicable policy of insurance.

(e) Tenant shall maintain and pay for all light, heat, water, trash service and all other utilities used by it in, on, or about the leased premises and shall contract for the same in Tenant's own name. Tenant shall contract for services upon taking possession of the premises.

(f) Landlord covenants and agrees to maintain and repair the roof and outside structural walls of the improvements at Landlord's sole cost and expense. Tenant agrees that it will at its expense at all times during the term hereof keep and maintain all other parts of the present improvements and all fixtures on the premises, including all plate glass, lights, light bulbs, doors, overhead doors, door seals and docking systems (if any), in as good repair as the same now are, ordinary wear and tear excepted. For repairs requiring a licensed contractor, (electrical, plumbing, HVAC, etc.), Tenant further agrees that it will use qualified licensed contractors to maintain and make such repairs. Notwithstanding any such ordinary wear and tear, Tenant shall maintain and repair and keep in working order at all times, all furnaces, heating, air-conditioning (including normal annual servicing and filter replacements), electrical wiring, plumbing, sprinkler system(if any) or other equipment or fixtures constituting a part of the Leased Premises, this includes keeping all pipes from freezing, including any period of time that Tenant has vacated the premises and is still responsible under this lease. Repair and maintenance of the sidewalks, drives and parking areas, as well as snow and ice removal, will be Tenant's responsibility. Routine maintenance, utility service for and inspections of the sprinkler system, if any, will be Tenant's responsibility. Tenant will maintain lawn and landscaping.

3. In the event of damage to said building or premises by casualty or otherwise, landlord shall not be liable for any damage to Tenant's merchandise or property.

4. Tenant shall at all times during the term of this lease indemnify, pay for, protect, defend and save harmless the landlord from and against any and all claims, costs, charges, liabilities or attorneys' fees arising from damage or injury, actual or claimed, of whatsoever kind, or character, to persons or property, occurring in, on, or about the leased premises.

5. Tenant is given the right to make such additions, alterations, changes, and improvements in and to the leased premises as from time to time Tenant may deem necessary or advisable; provided that such additions, alterations, changes, or improvements do not adversely affect the structural strength of any building or improvement then upon the leased premises.

All additions, alterations, changes, improvements, and repairs made by the Tenant shall be made at the sole cost and expense of the Tenant in a good and workmanlike manner and in accordance with all building laws and ordinances and other valid regulations, ordinances and laws then in force relating thereto; and all such additions, alterations, changes, improvements, and repairs made by the Tenant in and to the premises hereby leased shall, when made, become a part of the leased premises and upon the termination of this lease shall remain with and be surrendered except as hereinafter stated in respect to trade fixtures.

Tenant is hereby granted permission to affix building signage on the door of the leased Premises and on the sign pole of the Property at Tenant's sole cost and expense after providing landlord detailed drawings of its signs. All signs must comply with applicable ordinances and other governmental restrictions and with the prior written consent and approval of the landlord. Determination of signage requirements and prompt compliance therewith shall be the responsibility of the Tenant. Placement will be determined and subject to applicable regulations and landlord's prior approval. Tenant shall repair in a good and workmanlike manner any damage caused by the affixing of such signs, displays and advertising material or the removal thereof.

6. Tenant shall not do or suffer anything to be done whereby the leased premises or any part thereof may be encumbered by a mechanic's or similar lien and if, whenever and as often as any mechanic's or similar lien is filed against the leased premises or any part thereof purporting to be for or on account of any labor, material or services furnished in connection with any work in or about the leased premises done by, for or under the authority of the Tenant or anyone claiming by, through or under the Tenant, the Tenant shall secure the discharge thereof within thirty (30) days after the date of filing; provided, however, that the Tenant shall have the right to contest any such mechanic's or notifies the Landlord of its intention so to do, diligently prosecutes any such contest, at all times effectually prevents any official or judicial sale of the leased premises under execution or otherwise, pays or otherwise satisfies any final judgement rendered on said contested lien claim and thereafter promptly procures record satisfaction or release thereof.

7. If said building shall become damaged during the term of the lease, by reason of fire or other casualty, so damaged that the Landlord shall decline to recondition, either temporarily or permanently, then the term shall cease, and the accrued rent shall be paid up to the time of the fire or other casualty with no further obligation of either party hereunder to recognize this lease if the building be later rebuilt. In the event, however, Landlord shall decide to rebuild, recondition, or repair said building immediately, the rent during the restoration period shall abate in proportion to the damage sustained to the leased premises.

8. Landlord and its agents shall have the right to enter upon leased premises at all reasonable times during the term hereof for the purpose of examining and inspecting the same, it being understood that Landlord assumes no obligations by reason of such inspection.

9. Tenant shall have the right to sublease the Leased Premises subject to Landlord's prior written approval, which shall not be unreasonably withheld.

10. In the event of the failure of the Tenant to pay rent promptly when due or if the Tenant shall fail to comply with or perform any of the other terms, covenants, or conditions of this lease for a period of fifteen (15) days after notice by the Landlord, or if Tenant shall abandon or vacate the leased premises or any part thereof before the end of said term, or if the Tenant shall be adjudicated bankrupt or insolvent according to law or shall make an assignment for the benefit of creditors, or in the event of an involuntary assignment or attachment of or levy on Tenant's interest herein, or if Tenant or the business of the Tenant shall be placed in the hands of a receiver or trustee appointed by the court or otherwise, then and in any of said cases the Landlord may lawfully enter into and upon the said premises or any part thereof in the name of the whole and prepossess the same as of the former estate of the Landlord and expel the Tenant and those claiming under and through it and remove their effects, without being deemed guilty of any manner of trespass and without prejudice to any remedies which might otherwise be used for arrears of rent or breach of covenants; and upon entry as aforesaid this lease shall terminate, and the Tenant covenants that in case of such termination Tenant will indemnify the Landlord against all loss of rent which the Landlord may incur by reason of such termination, during the residue of the term above specified.

Any failure or neglect by the Landlord at any time to declare forfeiture of this lease or any breach or default thereof or thereunder shall not be taken or considered as a waiver of the right to thereafter declare forfeiture for other or like or succeeding default or breach.

11. Landlord warrants that it is the owner of the premises as hereinabove set out and that it has full authority to lease the same to the Tenant for the term herein set out.

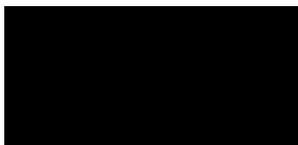
12. Tenant may, provided it is not in default in the performance of any of its obligations hereunder, remove from the leased premises at the termination of this lease any and all furniture and trade fixtures it may have installed in or placed upon the leased premises; provided, however, that Tenant shall make all necessary repairs to the premises occasioned by such removal.

13. This lease, or any renewals thereof, may be terminated by the Landlord by giving to the Tenant sixty (60) days written notice of intention to terminate the same in the event of the taking of said premises or any part thereof under eminent domain proceedings or other lawful taking; and in such event Tenant shall give up said premises at the expiration of said sixty (60) days, Tenant shall not have any claim for remuneration of any kind or nature from Landlord arising out of such termination, and hereby releases and discharges Landlord and any proceeds of such condemnation payable to Landlord; however, Tenant reserves the right to any claim against any condemning authority arising out of the termination of Tenant's leasehold estate, including, but not limited to, any fixtures and improvements Tenant may have installed in or made on the demised premises.

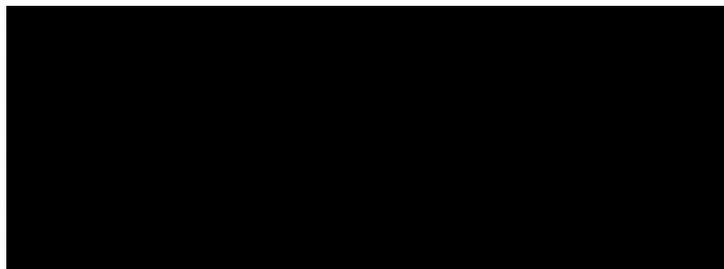
Tenant further reserves the right to occupy said premises until the entry of a final award by the condemning authority.

14. All notices required or desired to be given hereunder shall be deemed duly served for all purposes by mailing a copy thereof certified or registered mail, postage prepaid, addressed to

**LANDLORD:**



Or at such other place or places as Landlord may designate in writing, or, as the case may be, to



Or at such other place or places as Tenant may from time to time designate in writing.

15. The rentals herein provided shall be paid to:



Or at such other place or places as Landlord from time to time may designate in writing.

16. Environmental Compliance.

a. Landlord states that Landlord hereby gives or has given to Tenant any and all information Landlord has personally, or Landlord has received from State or Local governmental units and/or from EPA or from any private individual or entity concerning the premises' compliance with Federal, State and Municipal environmental regulations, laws or ordinances.

b. Tenant may conduct an Environmental Site Assessment at Tenant's expense prior to taking occupancy of the premises. In the event Tenant does take occupancy of the premises, Tenant shall be deemed to accept the premises in their then condition without regard to any findings which an Environmental Site Assessment might disclose.

c. Tenant covenants that Tenant will not cause or permit the premises to contravene any applicable environmental or hazardous material statute, ordinance, or regulation during the lease term or any renewal or holding-over period.

17. The covenant and agreements herein contained shall run with the property and premises hereby leased and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors, and assigns.

IN WITNESS WHEREOF, the parties hereto have set their hands the day and month, and year below written.

LANDLORD:



TENANT



By: \_\_\_\_\_



By: \_\_\_\_\_



Date: \_\_\_\_\_



Date: \_\_\_\_\_



## LEASE AGREEMENT

This agreement is made and entered into this 1st day of June, 2025,

BY AND BETWEEN

[REDACTED]  
Hereinafter called "Landlord"

AND

[REDACTED]  
Hereinafter called "Tenant"

WITNESSETH:

Whereas, Landlord is the owner of certain real property, together with the improvements thereon and appurtenances thereto, hereinafter described, and Tenant desires to rent said real property and the said improvements and appurtenances.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, THE PARTIES HERETO AGREE AS FOLLOWS:

1. Landlord hereby lets and leases unto the Tenant the premises commonly known as [REDACTED] on a month-to-month basis, commencing on the June 1, 2025.
2. As rent for said premises, payable One Thousand Six Hundred Fifty and NO/100 Dollars (\$1,650) on the 1<sup>st</sup> day of the month beginning June 1, 2025, and each succeeding month thereafter.

If any installment of rent is not received by Landlord within five (5) days after such amount shall be due, then, without any required notice to Tenant, Tenant shall pay to Landlord a late charge equal to 10% of the overdue amount. The parties hereby agree that such late charge represents a fair and reasonable estimate of the costs Landlord will incur by reason of late payment by Tenant. Acceptance of such late charge by Landlord shall in no event constitute a waiver of Tenant's default with respect to such overdue amount, nor prevent Landlord from exercising any of the other rights and remedies granted hereunder.

(a) Landlord shall pay all taxes and assessments levied against the leased property; Tenant shall pay all personal property taxes, if any, levied against Tenant's property as and when the same shall be due and payable.

(b) Landlord shall carry and pay for fire and extended insurance coverage on said leased property. Tenant shall not allow any act or business on the leased premises that will make void or voidable any fire insurance now on or hereafter obtained on said premises or building.

(c) Tenant shall secure and maintain public liability insurance under which the Landlord shall be named as an insured, properly protecting and indemnifying the Landlord in an amount not less than One Million and NO/100 Dollars (\$1,000,000) for injury or damage to any one person (including death), not less than One Million and NO/10 Dollars (\$1,000,000) for any one accident, and One Million and NO/100 Dollars (\$1,000,000) for property damage; or a One Million and NO/100 Dollars (\$1,000,000) combined single limit per occurrence. Tenant shall furnish to the Landlord a certificate or certificates of such insurance.

(d) Each party hereto hereby waives all claims for recovery from the other party for any losses or damage to any of its property insured under valid and collectible insurance policies to the extent of any recovery collectible under such insurance, subject, however, to the limitation that this waiver shall apply only when permitted by the applicable policy of insurance.

(e) Tenant shall maintain and pay for all light, heat, water, trash service and all other utilities used by it in, on, or about the leased premises and shall contract for the same in Tenant's own name. Tenant shall contract for services upon taking possession of the premises.

(f) Landlord covenants and agrees to maintain and repair the roof and outside structural walls of the improvements at Landlord's sole cost and expense. Tenant agrees that it will at its expense at all times during the term hereof keep and maintain all other parts of the present improvements and all fixtures on the premises, including all plate glass, lights, light bulbs, doors, overhead doors, door seals and docking systems (if any), in as good repair as the same now are, ordinary wear and tear excepted. For repairs requiring a licensed contractor, (electrical, plumbing, HVAC, etc.), Tenant further agrees that it will use qualified licensed contractors to maintain and make such repairs. Notwithstanding any such ordinary wear and tear, Tenant shall maintain and repair and keep in working order at all times, all furnaces, heating, air-conditioning (including normal annual servicing and filter replacements), electrical wiring, plumbing, sprinkler system (if any) or other equipment or fixtures constituting a part of the Leased Premises, this includes keeping all pipes from freezing, including any period of time that Tenant has vacated the premises and is still responsible under this lease. Repair and maintenance of the sidewalks, drives and parking areas, as well as snow and ice removal, will be Tenant's responsibility. Routine maintenance, utility service for and inspections of the sprinkler system, if any, will be Tenant's responsibility. Tenant will maintain lawn and landscaping.

3. In the event of damage to said building or premises by casualty or otherwise, landlord shall not be liable for any damage to Tenant's merchandise or property.

4. Tenant shall at all times during the term of this lease indemnify, pay for, protect, defend and save harmless the landlord from and against any and all claims, costs, charges, liabilities or attorneys' fees arising from damage or injury, actual or claimed, of whatsoever kind, or character, to persons or property, occurring in, on, or about the leased premises.

5. Tenant is given the right to make such additions, alterations, changes, and improvements in and to the leased premises as from time to time Tenant may deem necessary or advisable; provided that such additions, alterations, changes, or improvements do not adversely affect the structural strength of any building or improvement then upon the leased premises.

All additions, alterations, changes, improvements, and repairs made by the Tenant shall be made at the sole cost and expense of the Tenant in a good and workmanlike manner and in accordance with all building laws and ordinances and other valid regulations, ordinances and laws then in force relating thereto; and all such additions, alterations, changes, improvements, and repairs made by the Tenant in and to the premises hereby leased shall, when made, become a part of the leased premises and upon the termination of this lease shall remain with and be surrendered except as hereinafter stated in respect to trade fixtures.

Tenant is hereby granted permission to affix building signage on the door of the leased Premises and on the sign pole of the Property at Tenant's sole cost and expense after providing landlord detailed drawings of its signs. All signs must comply with applicable ordinances and other governmental restrictions and with the prior written consent and approval of the landlord. Determination of signage requirements and prompt compliance therewith shall be the responsibility of the Tenant. Placement will be determined and subject to applicable regulations and landlord's prior approval. Tenant shall repair in a good and workmanlike manner any damage caused by the affixing of such signs, displays and advertising material or the removal thereof.

6. Tenant shall not do or suffer anything to be done whereby the leased premises or any part thereof may be encumbered by a mechanic's or similar lien and if, whenever and as often as any mechanic's or similar lien is filed against the leased premises or any part thereof purporting to be for or on account of any labor, material or services furnished in connection with any work in or about the leased premises done by, for or under the authority of the Tenant or anyone claiming by, through or under the Tenant, the Tenant shall secure the discharge thereof within thirty (30) days after the date of filing; provided, however, that the Tenant shall have the right to contest any such mechanic's or notifies the Landlord of its intention so to do, diligently prosecutes any such contest, at all times effectually prevents any official or judicial sale of the leased premises under execution or otherwise, pays or otherwise satisfies any final judgement rendered on said contested lien claim and thereafter promptly procures record satisfaction or release thereof.

7. If said building shall become damaged during the term of the lease, by reason of fire or other casualty, so damaged that the Landlord shall decline to recondition, either temporarily or permanently, then the term shall cease, and the accrued rent shall be paid up to the time of the fire or other casualty with no further obligation of either party hereunder to recognize this lease if the building be later rebuilt. In the event, however, Landlord shall decide to rebuild, recondition, or repair said building immediately, the rent during the restoration period shall abate in proportion to the damage sustained to the leased premises.

8. Landlord and its agents shall have the right to enter upon leased premises at all reasonable times during the term hereof for the purpose of examining and inspecting the same, it being understood that Landlord assumes no obligations by reason of such inspection.

9. Tenant shall have the right to sublease the Leased Premises subject to Landlord's prior written approval, which shall not be unreasonably withheld.

10. In the event of the failure of the Tenant to pay rent promptly when due or if the Tenant shall fail to comply with or perform any of the other terms, covenants, or conditions of this lease for a period of fifteen (15) days after notice by the Landlord, or if Tenant shall abandon or vacate the leased premises or any part thereof before the end of said term, or if the Tenant shall be adjudicated bankrupt or insolvent according to law or shall make an assignment for the benefit of creditors, or in the event of an involuntary assignment or attachment of or levy on Tenant's interest herein, or if Tenant or the business of the Tenant shall be placed in the hands of a receiver or trustee appointed by the court or otherwise, then and in any of said cases the Landlord may lawfully enter into and upon the said premises or any part thereof in the name of the whole and prepossess the same as of the former estate of the Landlord and expel the Tenant and those claiming under and through it and remove their effects, without being deemed guilty of any manner of trespass and without prejudice to any remedies which might otherwise be used for arrears of rent or breach of covenants; and upon entry as aforesaid this lease shall terminate, and the Tenant covenants that in case of such termination Tenant will indemnify the Landlord against all loss of rent which the Landlord may incur by reason of such termination, during the residue of the term above specified.

Any failure or neglect by the Landlord at any time to declare forfeiture of this lease or any breach or default thereof or thereunder shall not be taken or considered as a waiver of the right to thereafter declare forfeiture for other or like or succeeding default or breach.

11. Landlord warrants that it is the owner of the premises as hereinabove set out and that it has full authority to lease the same to the Tenant for the term herein set out.

12. Tenant may, provided it is not in default in the performance of any of its obligations hereunder, remove from the leased premises at the termination of this lease any and all furniture and trade fixtures it may have installed in or placed upon the leased premises; provided, however, that Tenant shall make all necessary repairs to the premises occasioned by such removal.

13. This lease, or any renewals thereof, may be terminated by the Landlord by giving to the Tenant sixty (60) days written notice of intention to terminate the same in the event of the taking of said premises or any part thereof under eminent domain proceedings or other lawful taking; and in such event Tenant shall give up said premises at the expiration of said sixty (60) days, Tenant shall not have any claim for remuneration of any kind or nature from Landlord arising out of such termination, and hereby releases and discharges Landlord and any proceeds of such condemnation payable to Landlord; however, Tenant reserves the right to any claim against any condemning authority arising out of the termination of Tenant's leasehold estate, including, but not limited to, any fixtures and improvements Tenant may have installed in or made on the demised premises.

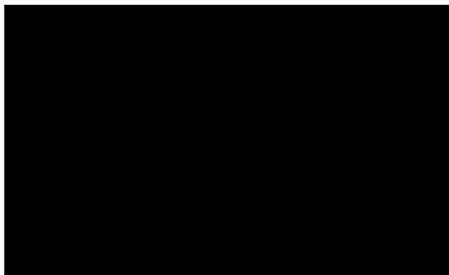
Tenant further reserves the right to occupy said premises until the entry of a final award by the condemning authority.

14. All notices required or desired to be given hereunder shall be deemed duly served for all purposes by mailing a copy thereof certified or registered mail, postage prepaid, addressed to

**LANDLORD:**



Or at such other place or places as Landlord may designate in writing, or, as the case may be, to



Or at such other place or places as Tenant may from time to time designate in writing.

15. The rentals herein provided shall be paid to:



Or at such other place or places as Landlord from time to time may designate in writing.

16. Environmental Compliance.

a. Landlord states that Landlord hereby gives or has given to Tenant any and all information Landlord has personally, or Landlord has received from State or Local governmental units and/or from EPA or from any private individual or entity concerning the premises' compliance with Federal, State and Municipal environmental regulations, laws or ordinances.

b. Tenant may conduct an Environmental Site Assessment at Tenant's expense prior to taking occupancy of the premises. In the event Tenant does take occupancy of the premises, Tenant shall be deemed to accept the premises in their then condition without regard to any findings which an Environmental Site Assessment might disclose.

c. Tenant covenants that Tenant will not cause or permit the premises to contravene any applicable environmental or hazardous material statute, ordinance, or regulation during the lease term or any renewal or holding-over period.

17. The covenant and agreements herein contained shall run with the property and premises hereby leased and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors, and assigns.

IN WITNESS WHEREOF, the parties hereto have set their hands the day and month, and year below written.

LANDLORD:



TENA



By:



By:



Date:



Date:



15. The rentals herein provided shall be paid to:



Or at such other place or places as Landlord from time to time may designate in writing.

16. Environmental Compliance.

a. Landlord states that Landlord hereby gives or has given to Tenant any and all information Landlord has personally, or Landlord has received from State or Local governmental units and/or from EPA or from any private individual or entity concerning the premises' compliance with Federal, State and Municipal environmental regulations, laws or ordinances.

b. Tenant may conduct an Environmental Site Assessment at Tenant's expense prior to taking occupancy of the premises. In the event Tenant does take occupancy of the premises, Tenant shall be deemed to accept the premises in their then condition without regard to any findings which an Environmental Site Assessment might disclose.

c. Tenant covenants that Tenant will not cause or permit the premises to contravene any applicable environmental or hazardous material statute, ordinance, or regulation during the lease term or any renewal or holding-over period.

17. The covenant and agreements herein contained shall run with the property and premises hereby leased and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors, and assigns.

IN WITNESS WHEREOF, the parties hereto have set their hands the day and month, and year below written.

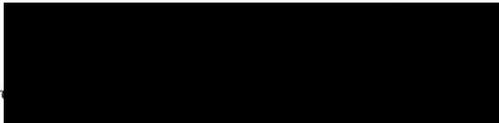
LANDLORD:



TENANT:



By:



By:



Date:



Date:

