PROPOSED LEASE AGREEMENT – 2304 ICENHOUR COURT

TERMS AND CONDITIONS - DISCUSSED

10 YEAR TERM OPTION–5 YEAR RENEWAL

LEASE EFFECTIVE PERIOD - AUGUST 1, 2024 – JULY 31, 2029

- 5 MONTHS @ $5000.00 PER MONTH - TERM OF AUGUST 1-DEC. 31 2024
- PAYMENT FOR INITIAL FIVE MONTH TERM TO BE PAID UPON EXECUTION OF LEASE
- $6000 MONTHLY THEREAFTER IN ADVANCE ON 1ST DAY OF EACH MONTH
- $6000 SECURITY DEPOSIT TO BE HELD IN ESCROW AND DUE UPON EXECUTION OF LEASE
- TENANT TO OCCUPY ALL OF MAIN BUILDING AS OF AUGUST 1ST 2024. TENANT WILL ALSO HAVE ACCESS TO OPEN GARAGE AREAS
- TENANT AGREES TO ALLOW OWNER USAGE OF WAREHOUSE BUILDING AND ACCESS TO MAINTAIN WAREHOUSE FOR SHIPPING AND STORAGE PURPOSES UNTIL DECEMBER 31, 2024.
- TENANT AND OWNER WILL ARRANGE A MUTUAL AGREEABLE METHOD OF COMMUNICATION AS TO WHEN WAREHOUSE WILL BE ACCESSED AND REMAINING ITEMS WILL BE REMOVED FROM FACILITIES.

YEAR 1 -5 OUT PENALTY 50% OF REMAINING LEASE

5 YEAR OPTION RENEWAL - NOTIFICATION REQUIRED WITHIN MONTH 54

10% ESCALATOR CLAUSE UPON RENEWAL EFFECTIVE MONTH 61

YEAR 6 -10 OUT PENALTY 50% OF REMAINING LEASE

LEASEE TO PROVIDE ENTITY NAME AND REQUIRED TO PLACE ALL UTILITIES IN ENTITY NAME

LEASOR WILL GIVE LEASEE FIRST OPTION PRIOR TO ANY SELL OF THIS LEASED PROPERTY DURING THE ACTIVE LEASE PERIOD

LEASOR FURTHER AGREES LEASEE WILL BE CREDITED AN AMOUNT OF 10% OF TOTAL LEASE AMOUNT OF PREVIOUS MOST RECENT FIVE (5) YEAR PERIOD TOWARDS ANY PURCHASE OF LEASED PROPERTY.