MEETING ROOM LEASE AGREEMENT

THE PARTIES. This Lease Agreement agreed on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ is between:

The Lessor is a business entity known as Lambda Alano LTD with a mailing address of 900 Karen

Ave Ste A202, Las Vegas, Nevada, 89109, hereinafter referred to as the "Lessor".

AND

The Lessee is An individual, Group or Meeting known as \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ with a mailing address

of the Property's Address, hereinafter referred to as the "Lessee".

The Lessor and Lessee hereby agree as follows:

DESCRIPTION OF LEASED PREMISES. The Lessor agrees to lease to the Lessee the

following described 800 square feet (SF) of office space located at 900 Karen Ave Ste A202, Las

Vegas, Nevada, 89109. Please view the attached Floor Plan.

Additional Description: Meeting room Space for 12 Step Recovery Meetings and Kitchen/Storage

Access

Hereinafter referred to as the “Premises”.

USE OF LEASED PREMISES. The Lessor is leasing the Premises to the Lessee and the Lessee is

hereby agreeing to lease the Premises for 12 Step meetings and Fellowship activities the following days and times\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_&\_ 30 minutes before and 30 minutes after.

Any change in use or purpose of the Premises other than as described above shall be upon prior

written consent of Lessor only otherwise the Lessee will be considered in default of this Lease

Agreement.

EXCLUSIVE USE. The Lessee shall not hold exclusive rights on the Premises. The Lessor shall

hold the rights to lease other areas of the Property to any same or like use as the Lessee.

TERM OF LEASE. This Lease shall commence on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ and expire at Midnight on

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (“Initial Term”).

RENT AMOUNT. Payment shall be made by the Lessee to the Lessor in the amount of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ for the

Initial Term of this Lease Agreement hereinafter referred to as the "Rent".

RENT PAYMENT. The Rent shall be paid under the following instructions:

Rent shall be paid by the Lessee to the Lessor on a per Day, Month, Meeting in the amount of:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Rent shall be paid By Check or Money Order, or ACH Deposit on the 1st of each month but no later than the 5th.

Page 1

RETURNED CHECKS (NSF). If the Lessee attempts to pay Rent with a check that is not deemed

valid by a financial institution due to non-sufficient funds, or any other reason for it to be returned,

the Lessee will be subject to a fee of $50 in addition to any late fee.

LATE FEE. The Lessor shall charge a late payment fee if rent is not paid on time in the following

amount:

The Lessee shall be charged a late fee in the amount of $10 daily until the rent is fully satisfied,

including any late payment fees, if the rent is not paid after the 5th day payment is due.

OPTION TO RENEW. The Lessee shall have the right to renew this Agreement under the

following conditions:

Lessee shall have the right to renew this Lease Agreement, along with any renewal period, and be

required to exercise such renewal period(s) by giving written notice via certified mail to the Lessor

no less than 60 days prior to the expiration of the Initial Term or any subsequent renewal period.

The Lessee shall have a total of 1 renewal periods which will continue to abide by the same

covenants, conditions and provisions as provided in this Lease Agreement as described:

RENEWAL PERIODS

The first (1st) renewal period shall begin on January 1st 2020 and end on December 31st 2020 with

the Rent to be paid per Month in the amount of:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ with the Rent for the renewal period to be negotiated in good faith upon the Lessee providing notice of their intention to renew.

EXPENSES. In accordance with a Gross Lease the responsibility of the expenses shall be attributed

to the following:

It is the intention of the Parties, and they hereby agree, that the above mentioned Rent is the entirety

of the payment due per Month in the amount of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

and expenses payable by Lessee to Lessor

and Lessee is not obligated to pay any additional expenses including real estate taxes, insurance

(other than on the Lessee’s personal property) liens, charges or expenses of any nature whatsoever

in connection with the ownership and operation of the Premises. The Lessor shall be obligated to

maintain the general exterior structure of the Premises and, in addition, shall maintain all major

systems such as the heating, plumbing and electrical, and shall maintain the parking area and shall

also provide snow removal and ground maintenance of the grounds and lands surrounding the

Premises, except as hereinafter set forth. The Lessor will maintain, at their expense, casualty

insurance insuring the leased Premises against loss by fire and negligence. Th

e Lessee shall not

have to provide or maintain personal liability or property damage insurance as a lessee.

UTILITIES. The Lessor shall be responsible for the following utilities on the Premises: Electricity,

Wifi, Water, Trash and Sewer

SECURITY DEPOSIT. A security deposit shall not be required in advance upon the signing of this

Lease.

FURNISHINGS. The Lessor will provide the following furnishings to the Lessee upon the start of

this Lease's Initial Term: Board Room Table and chairs, lockers, counter, sink, refrigerator, coffee

pot, tables and lamps

Page 2

PARKING. Parking shall be provided to the Lessee in a shared manner provided on the Premises.

There is no set number of parking spaces provided to the Lessee.

There shall be no fee charged to the Lessee for the use of the Parking Space(s).

LEASEHOLD IMPROVEMENTS. The Lessee agrees that no leasehold improvements,

alterations or changes of any nature, (except for those listed on any attached addenda) shall be made

to the leasehold Premises or the exterior of the building without first obtaining the consent of the

Lessor in writing, which consent shall not be unreasonably withheld, and thereafter, any and all

leasehold improvements made to the Premises which become affixed or attached to the leasehold

Premises shall remain the property of the Lessor at the expiration or termination of this Lease

Agreement. Furthermore, any leasehold improvements shall be made only in accordance with

applicable federal, state or local codes, ordinances or regulations, having due regard for the type of

construction of the building housing the subject leasehold Premises. If the Lessee makes any

improvements to the Premises the Lessee shall be responsible payment.

Nothing in the Lease shall be construed to authorize the Lessee or any other person acting for the

Lessee to encumber the rents of the Premises or the interest of the Lessee in the Premises or any

person under and through whom the Lessee has acquired its interest in the Premises with a

mechanic’s lien or any other type of encumbrance. Under no circumstance shall the Lessee be

construed to be the agent, employee or representative of Lessor. In the event a lien is placed against

the Premises, through actions of the Lessee, Lessee will promptly pay the same or bond against the

same and take steps immediately to have such lien removed. If the Lessee fails to have the Lien

removed, the Lessor shall take steps to remove the lien and the Lessee shall pay Lessor for all

expenses related to the Lien and removal thereof and shall be in default of this Lease.

LICENSES AND PERMITS. A copy of any and all local, state or federal permits acquired by the

Lessee which are required for the use of the Premises shall be kept on site at all times and shall be

readily accessible and produced to the Lessor and/or their agents or any local, state, or federal

officials upon demand.

MAINTENANCE: The Lessor and Lessee shall have shared responsibilities of the repairs and

maintenance on the Premises.

The Lessor shall have the following responsibilities: Outside Windows, Carpet Shampooing,

Plumbing, Electrical wiring, phone line, wifi

The Lessee shall have the following responsibilities: Cleaning up after each meeting, wiping table,

taking trash out, vacumm rugs, sweep/mop kitchen, clean counters and coffee pots, push in chairs

and make room ready for next meeting.

SALE OF PROPERTY. In the event of a sale of the Premises the Lessor shall have the right to

terminate this Lease Agreement by submitting written notice to the Lessee. Notice shall be

submitted at least 30 days.

HVAC MAINTENANCE. Lessor will provide or engage a reputable and experienced firm for the

purpose of periodically inspecting and maintaining the heating ventilating, and air conditioning

equipment located on the Premises, hereinafter referred to as the "HVAC System". In addition, the

Lessor shall be responsible for all costs associated to the everyday upkeep and maintenance of said

HVAC System.

Page 3

COMMON AREAS. The Lessor shall be responsible for any costs related to the maintenance and

upkeep of the common areas which is defined as space used by more than one (1) of the Lessees on

the Property. Common areas, include but are not limited to, entry-ways, bathrooms, meeting rooms,

and any other space on the Property that is shared by the Lessees or Co-Tenants.

INSURANCE. In the event Lessee shall fail to obtain insurance required hereunder and fails to

maintain the same in force continuously during the term, Lessor may, but shall not be required to,

obtain the same and charge the Lessee for same as additional rent. Furthermore, Lessee agrees not

to keep upon the premises any articles or goods which may be prohibited by the standard form of

fire insurance policy, and in the event the insurance rates applicable to fire and extended coverage

covering the premises shall be increased by reason of any use of the premises made by Lessee, then

Lessee shall pay to Lessor, upon demand, such increase in insurance premium as shall be caused by

said use or Lessee’s proportionate share of any such increase.

SUBLET/ASSIGNMENT. The Lessee may not transfer or assign this Lease, or any right or

interest hereunder or sublet said leased premises or any part thereof.

DAMAGE TO LEASED PREMISES. In the event the building housing the leased premises shall

be destroyed or damaged as a result of any fire or other casualty which is not the result of the

intentional acts or neglect of Lessee and which precludes or adversely affects the Lessee’s

occupancy of the leased premises, then in every such cause, the rent herein set forth shall be abated

or adjusted according to the extent to which the Premises have been rendered unfit for use and

occupation by the Lessee and until the demised premises have been put in a condition at the

expense of the Lessor, at least to the extent of the value and as nearly as possible to the condition of

the premises existing immediately prior to such damage. It is understood, however, in the event of

total or substantial destruction to the Premises that in no event shall the Lessor's obligation to

restore, replace or rebuild exceed an amount equal to the sum of the insurance proceeds available

for reconstruction with respect to said damage.

The Lessee shall, during the term of this Lease, and in the renewal thereof, at its sole expense, keep

the interior of the leased premises in as good a condition and repair as it is at the date of this Lease,

reasonable wear and use excepted. This obligation would include the obligation to replace any plate

glass damaged as a result of the neglect or acts of Lessee or her guests or invitees. Furthermore, the

Lessee shall not knowingly commit nor permit to be committed any act or thing contrary to the

rules and regulations prescribed from time to time by any federal, state or local authorities and shall

expressly not be allowed to keep or maintain any hazardous waste materials or contaminates on the

premises. Lessee shall also be responsible for the cost, if any, which would be incurred to bring her

contemplated operation and business activity into compliance with any law or regulation of a

federal, state or local authority.

HAZARDOUS MATERIALS LAWS. Shall mean any and all federal, state, or local laws,

ordinances, rules, decrees, orders, regulations, or court decisions relating to hazardous substances,

hazardous materials, hazardous waste, toxic substances, environmental conditions on, under, or

about the Premises, the Building, or the Property, or soil and ground water conditions, including,

but not limited to, the Comprehensive Environmental Response, Compensation and Liability Act of

1980 (CERCLA), the Resource Conservation and Recovery Act (RCRA), the Hazardous Materials

Transportation Act, any other law or legal requirement concerning hazardous or toxic substances,

and any amendments to the foregoing.

LESSEE'S DEFAULT AND POSSESSION. In the event that the Lessee shall fail to pay said rent

and expenses as set forth herein, or any part thereof, when the same are due and payable, or shall

otherwise be in default of any other terms of said Lease for a period of more than 15 days, after

Page 4

receiving notice of said default, then the parties hereto expressly agree and covenant that the Lessor

may declare the Lease terminated and may immediately re-enter said premises and take possession

of the same together with any of Lessee’s personal property, equipment or fixtures left on the

premises which items may be held by the Lessor as security for the Lessee’s eventual payment

and/or satisfaction of rental defaults or other defaults of Lessee under the Lease. It is further agreed,

that if the Lessee is in default, that the Lessor shall be entitled to take any and all action to protect

its interest in the personal property and equipment, to prevent the unauthorized removal of said

property or equipment which threatened action would be deemed to constitute irreparable harm and

injury to the Lessor in violation of its security interest in said items of personal property.

Furthermore, in the event of default, the Lessor may expressly undertake all reasonable preparations

and efforts to release the Premises including, but not limited to, the removal of all inventory,

equipment or leasehold improvements of the Lessee’s, at the Lessee’s expense, without the need to

first procure an order of any court to do so, although obligated in the interim to undertake

reasonable steps and procedures to safeguard the value of Lessee’s property, including the storage

of the same, under reasonable terms and conditions at Lessee’s expense, and, in addition, it is

understood that the Lessor may sue the Lessee for any damages or past rents due and owing and

may undertake all and additional legal remedies then available.

LESSOR'S DEFAULT. The Lessee may send written notice to the Lessor stating duties or

obligations that have not been fulfilled under the full performance of this Lease Agreement. If said

duties or obligations have not been cured within 30 days from receiving such notice, unless the

Lessor needs to more time to cure or remedy such issue in accordance with standard industry

protocol, then the Lessor shall be in default of this Lease Agreement.

If the Lessor should be in default the Lessee shall have the option to terminate this Lease

Agreement and be held harmless against any of its terms or obligations.

DISPUTES. If any dispute should arise in relation to this Lease Agreement the Lessor and Lessee

shall first negotiate amongst themselves in "good faith". Afterwards, if the dispute is not resolved

then the Lessor and Lessee shall seek mediation in accordance with the laws in the State of Nevada.

If the Lessor and Lessee fail to resolve the dispute through mediation then the American Arbitration

Association shall be used in accordance with their rules. Lessor and Lessee agree to the binding

effect of any ruling or judgment made by the American Arbitration Association.

INDEMNIFICATION. The Lessee hereby covenants and agrees to indemnify, defend and hold the

Lessor harmless from any and all claims or liabilities which may arise from any cause whatsoever

as a result of Lessee’s use and occupancy of the premises, and further shall indemnify the Lessor for

any losses which the Lessor may suffer in connection with the Lessee’s use and occupancy or care,

custody and control of the premises. The Lessee also hereby covenants and agrees to indemnify and

hold harmless the Lessor from any and all claims or liabilities which may arise from any latent

defects in the subject premises that the Lessor is not aware of at the signing of the lease or at any

time during the lease term.

BANKRUPTCY - INSOLVENCY. The Lessee agrees that in the event all or a substantial portion

of the Lessee’s assets are placed in the hands of a receiver or a Trustee, and such status continues

for a period of 30 days, or should the Lessee make an assignment for the benefit of creditors or be

adjudicated bankrupt, or should the Lessee institute any proceedings under the bankruptcy act or

any amendment thereto, then such Lease or interest in and to the leased premises shall not become

an asset in any such proceedings and, in such event, and in addition to any and all other remedies of

the Lessor hereunder or by law provided, it shall be lawful for the Lessor to declare the term hereof

ended and to re-enter the leased land and take possession thereof and all improvements thereon and

to remove all persons therefrom and the Lessee shall have no further claim thereon.

Page 5

SUBORDINATION AND ATTORNMENT. Upon request of the Lessor, Lessee will subordinate

its rights hereunder to the lien of any mortgage now or hereafter in force against the property or any

portion thereof, and to all advances made or hereafter to be made upon the security thereof, and to

any ground or underlying lease of the property provided, however, that in such case the holder of

such mortgage, or the Lessor under such Lease shall agree that this Lease shall not be divested or in

any way affected by foreclosure, or other default proceedings under said mortgage, obligation

secured thereby, or Lease, so long as the Lessee shall not be in default under the terms of this Lease.

Lessee agrees that this Lease shall remain in full force and effect notwithstanding any such default

proceedings under said mortgage or obligation secured thereby.

Lessee shall, in the event of the sale or assignment of Lessor's interest in the building of which the

Premises form a part, or in the event of any proceedings brought for the foreclosure of, or in the

event of exercise of the power of sale under any mortgage made by Lessor covering the Premises,

attorn to the purchaser and recognize such purchaser as Lessor under this Lease.

USAGE BY LESSEE. Lessee shall comply with all rules, regulations and laws of any

governmental authority with respect to use and occupancy. Lessee shall not conduct or permit to be

conducted upon the premises any business or permit any act which is contrary to or in violation of

any law, rules or regulations and requirements that may be imposed by any authority or any

insurance company with which the premises is insured, nor will the Lessee allow the premises to be

used in any way which will invalidate or be in conflict with any insurance policies applicable to the

building. In no event shall explosives or extra hazardous materials be taken onto or retained on the

premises. Furthermore, Lessee shall not install or use any equipment that will cause undue

interference with the peaceable and quiet enjoyment of the premises by other Lessees of the

building.

SIGNAGE. Lessee shall not place on any exterior door, wall or window of the premises any sign or

advertising matter without Lessor’s prior written consent and the approval of the local municipality.

Thereafter, Lessee agrees to maintain such sign or advertising matter as first approved by Lessor in

good condition and repair. Furthermore, Lessee shall conform to any uniform reasonable sign plan

or policy that the Lessor may introduce with respect to the building. Upon vacating the premises,

Lessee agrees to remove all signs and to repair all damages caused or resulting from such removal.

PETS. No pets shall be allowed on the premises without the prior written permission of Lessor

unless said pet is required for reasons of disability under the Americans with Disability Act.

CONDITION OF PREMISES/INSPECTION BY LESSEE. The Lessee acknowledges they have

had the opportunity to inspect the Premises and acknowledges with its signature on this Lease that

the Premises are in good condition and comply in all respects with the requirements of this Lease.

The Lessor makes no representation or warranty with respect to the condition of the premises or its

fitness or availability for any particular use, and the Lessor shall not be liable for any latent or

patent defect therein. The Lessee represents that Lessee has inspected the premises and is leasing

and will take possession of the premises with all current fixtures present in their “as is” condition as

of the date hereof.

AMERICANS WITH DISABILITY ACT. Per 42 U.S. Code § 12183 if the Lessee is using the

Premises as a public accommodation (e.g. restaurants, shopping centers, office buildings) or there

are more than 15 employees the Premises must provide accommodations and access to persons with

disabilities that is equal or similar to that available to the general public. Owners, operators, lessors,

and lessees of commercial properties are all responsible for ADA compliance. If the Premises is not

in compliance with the Americans with Disability Act any modifications or construction will be the

responsibility of the Lessor.

Page 6

RIGHT OF ENTRY. It is agreed and understood that the Lessor and its agents shall have the

complete and unencumbered right of entry to the Premises at any time or times for purposes of

inspecting or showing the Premises and for the purpose of making any necessary repairs to the

building or equipment as may be required of the Lessor under the terms of this Lease or as may be

deemed necessary with respect to the inspection, maintenance or repair of the building. In

accordance with State and local laws, the Lessor shall have the right to enter the Premises without

the consent of the Lessee in the event of an emergency.

ESTOPPEL CERTIFICATE. Lessee at any time and from time to time, upon at least ten (10) days

prior notice by Lessor, shall execute, acknowledge and deliver to Lessor, and/or to any other person,

firm or corporation specified by Lessor, a statement certifying that the Lease is unmodified and in

full force and effect, or if the Lease has been modified, then that the same is in full force and effect

except as modified and stating the modifications, stating the dates to which the fixed rent and

additional rent have been paid, and stating whether or not there exists any default by Lessor under

this Lease and, if so, specifying each such default.

HOLDOVER PERIOD. Should the Lessee remain in possession of the Premises after the

cancellation, expiration or sooner termination of the Lease, or any renewal thereof, without the

execution of a new Lease or addendum, such holding over in the absence of a written agreement to

the contrary shall be deemed to have created and be construed to be a tenancy from month to month

with the Rent to be due and payable in the same amount as the previous month, terminable upon 30

days' notice by either party.

WAIVER. Waiver by Lessor of a default under this Lease shall not constitute a waiver of a

subsequent default of any nature.

GOVERNING LAW. This Lease shall be governed by the laws of the State of Nevada.

NOTICES. Notices shall be addressed to the following:

Lessor

Lambda Alano LTD

900 Karen Ave Ste A202, Las Vegas, Nevada, 89109

Lessee

Addicts TogetherAddicts Together

900 Karen Ave Ste A202, Las Vegas, Nevada, 89109

ADDITIONAL TERMS AND CONDITIONS. Tenant Understands that Lambda Alano is a non

profit company providing meeting space for 12 step groups, and that Board members may be

comprised by members of the AA, NA and other group members that rent space. This is stated for

transparency and to mitigate any conflict of interest. Lambda Alano as a Board is not affiliated with

any group or organization and is an independent board. During the 2019 lease year it is understood

the Air Conditioning Repair will be shared by the groups and Lambda, due to Lambda not being

financially solvent to make such a large repair as a non-profit. In the future major repairs may be

shared with the groups, Lambda holds open board meetings and transparent financials to the

members of the groups for full disclosure as needed

AMENDMENT(S). No amendment of this Lease shall be effective unless reduced to writing and

subscribed by the parties with all the formality of the original.

Page 7

SEVERABILITY. If any term or provision of this Lease Agreement is illegal, invalid or

unenforceable, such term shall be limited to the extent necessary to make it legal and enforceable,

and, if necessary, severed from this Lease. All other terms and provisions of this Lease Agreement

shall remain in full force and effect.

BINDING EFFECT. This Lease and any amendments thereto shall be binding upon the Lessor and

the Lessees and/or their respective successors, heirs, assigns, executors and administrators.

LESSOR SIGNATURE

Signature \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Paula Sadler, President of Lambda Alano LTD

LESSEE SIGNATURE

Signature \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_