

Candy Shop

COMMERCIAL LEASE

This lease Agreement is dated as Of June 1st, 2019, and between Cane Management LLC ("Landlord") and Cynthia G. Medina ("tenant"). The parties agree as follows:

PERMISES. Landlord, in consideration of the lease payments provide in this lease, lease to tenant 1200 sqf ("the Premises") located at 3636 Atlantic Brigantine blvd, Brigantine, NJ 08203.

TERM. The lease term will begin on June 1st, 2019 and will terminate June 1st, 2024.

LEASE PAYMENTS. Tenant shall pay to Landlord monthly installments of \$1,000.00, payable in the first week of each month.

SECURITY DEPOSIT. At the time of the signing of this Lease, Tenant shall pay to Landlord, in trust, a security deposit of \$1,500.00 to be held and disbursed for Tenant damages to the premises (if any) as provide by law.

POSSESSION. Tenant shall be entitled to possession on the first day of the term of this Lease and shall yield possession to Landlord on the last day of the term of this Lease, unless otherwise agreed by both parties in writing. At the expiration of the term, Tenant shall remove its goods and effects and peaceable yield up the Premises to Landlord in as good a condition as when delivered to Tenant, ordinary wear and tear excepted.

USE OF PREMISES. Tenant may use the Premises only for sale candies, banking and party supplies. The Premises may be used for any other purpose only with the prior writer consent of Landlord, which shall not be unreasonable withheld. Tenant shall notify Landlord of any

of any such space whose primary business activity is in, or may result in, competition with the tenants primary business activity on the property.

PARKING. Tenant shall be entitled to use 2 parking spaces for the parking of the Tenant's, customers/guest motor vehicles.

PROPERTY INSURANCE. Landlord and Tenant shall each maintain appropriate insurance for their respective interest in the Premises and property located on the Premises. Landlord shall be named as and additional insured in such policies. Tenant shall deliver appropriate evidence to Landlord as proof that adequate insurance is in force issued by companies reasonably satisfactory to Landlord. Landlord shall receive advance written notice from the insurer prior to any termination of such insurance policies. Tenant shall also maintain any other insurance which Landlord may for maintaining casualty insurance on its own property.

UTILITIES AND SERVICES. Tenant shall be responsible for the gas, electricity. The water and sewer will be billed every six months.

NON-SUFFICIENT FUNDS. Tenant shall charge \$35 for each check that is returned to Landlord for lack of insufficient funds.

REMODELING OR STRUCTURAL IMPROVEMENTS. Tenant shall have the obligation to conduct any construction or remodeling (at Tenant's expense) that may be required to use the Premises as specified above. Tenant may also construct such purposes. Such construction shall be undertaken, and such fixtures May be erected only with the prior written consent of the Landlord which shall not be unreasonable withheld. Tenant can install awnings or advertisements on any part of the premises without Landlord's prior written consent.

ACCESS BY LANDLORD TO PREMISES. As provide by law, in the case of

emergency, Landlord may enter the premises to make inspections provide necessary services, or show the unit to prospective buyers, mortgages or workers.

DANGEROUS MATERIALS. Tenant shall not keep or have on the premises any article or thing of a dangerous, flammable, or explosive character that might substantially increase the danger of fire on the premises.

NOTICE. Notice under this lease shall not be deemed valid unless given or served in writing and forwarded by mail addressed as follows:

LANDLORD

Vincent Cane
Cane Management LLC
819 N Park Ave
Norristown, PA 19403

TENANT


Cynthia G. Medina
3 Mcdermott pl
Brigantine, nj 08203

AGREEMENT/AMENDMENT. This lease Agreement contains the entire agreement of the parties. This lease may be modified or amended


in writing, if the writing is signed by the party obligated under the amendment.

WAIVER. The failure of either party to enforce any provisions of this lease shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Lease.

LANDLORD:
Cane Management LLC

By: 
Vincent Cane

Date: 7.6.2019

TENANT:

Cynthia G. Medina

Date: 7-6-19