



ELITE EXCENTRE OFFICE PARK COMMERCIAL LEASE AGREEMENT

THIS LEASE (the "Lease") dated this [REDACTED] day of [REDACTED], 2023 BETWEEN: Elite Excetre Office Park, LLC (the "Landlord") - and [REDACTED] (the "Tenant") (individually the "Party" and collectively the "Parties") IN CONSIDERATION OF the Landlord leasing certain premises to the Tenant and other valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, the Parties agree as follows:

Leased Property

The Landlord agrees to rent to the Tenant the Office Space, municipally described as 7301 Fegenbush Lane Suite [REDACTED] Office [REDACTED], Louisville, KY 40228 (the "Property"), for use as commercial premises only. 1. Subject to the provisions of this Lease, apart from the Tenant, no other persons will conduct business or hold office pace in the Property without the prior written permission of the Landlord, except the employees, partners, or contract workers that function to support the operations of [REDACTED].

2. No guests of the Tenants may occupy the Property outside of normal business hours.

3.No pets or animals are allowed to be kept in or about the Property with the exception of certified and vaccinated service animals.

4. The Tenant and members of the Tenant's company will not smoke anywhere in the Property except in designated areas.

5. The Tenant and members of the Tenant's Company/Staff will not vape anywhere in the Property nor Term Rent Inspections Tenant Improvements permit any guests or visitors to vape in the Property, except in designated areas.

6. The term of the Lease commences at 12:00 noon on [REDACTED], [REDACTED], 20[REDACTED] and ends at 12:00 noon on [REDACTED], [REDACTED], 20[REDACTED]. The Tenant is required to provide 30 days written notice to terminate this agreement. The Tenant is to return all keys and access codes to the Landlord upon termination of Lease Agreement.

Rent

7. Subject to the provisions of this Lease, the rent for the Property is \$ [REDACTED] per month (the "Rent"). The Tenant is to pay a \$ [REDACTED] Security Deposit. The tenant is to pay \$ [REDACTED] Representing the Last Month's Rent and a \$50 Application Fee. The amount due to the Landlord to execute this agreement is \$ [REDACTED].

8. The Tenant will pay the Rent monthly, on or before the first (1st) day of each and every month of the term of this Lease, to the Landlord at 7301 Fegenbush Ln, Louisville, KY 40228 STE 201, by ACH withdrawal, or at such other place as the Landlord may later designate.

9. The Landlord may increase the Rent for the Property upon providing to the Tenant such notice as required by the Act.

10. The Parties will complete, sign and date an inspection report at the beginning and at the end of this tenancy.

11. At all reasonable times during the term of this Lease and any renewal of this Lease, the Landlord and its agents may enter the Property to make inspections or repairs, or to show the Property to prospective tenants or purchasers in compliance with the Act.

12. The Tenant will obtain written permission from the Landlord before doing any of the following: applying adhesive materials, or inserting nails or hooks in walls or ceilings other than two small picture hooks per wall; a. painting, wallpapering, redecorating or in any way significantly altering the appearance of the Property; b. c. removing or adding walls, or performing any structural alterations; d. installing a waterbed(s); e. changing the amount of heat or power normally used on the Property as well as installing

Utilities

13. The tenant will pay a \$50 Utility fee which will include water, gas and electrical. The Tenant is responsible for Utilities and Other Charges Insurance Attorney Fees Governing Law Severability additional electrical wiring or heating units; placing or exposing or allowing to be placed or exposed anywhere inside or outside the Property any placard, notice or sign for advertising or any other purpose; or f. g. affixing to or erecting upon or near the Property any radio or TV antenna or tower. The Tenant is responsible for the payment of all private cable, phone and internet services in relation to the Property Office 202 C. Free Wi-Fi is available on the property.

14. The Tenant is hereby advised and understands that the personal property of the Tenant is not insured by the Landlord for either damage or loss, and the Landlord assumes no liability for any such loss.

15. The Tenant is not responsible for ensuring the Landlord's contents and furnishings in or about the Property, however damage or loss, to the Property (Office [REDACTED]) and/or its furnishings will be subject to deductions from the security deposit.

16. The Tenant is responsible for obtaining renters liability insurance. In the event that any action is filed in relation to this Lease, the unsuccessful Party in the action will pay to the successful Party, in addition to all the sums that either Party may be called on to pay, a reasonable sum for the successful Party's attorney fees.

18. This Lease will be construed in accordance with and exclusively governed by the laws of the State of Kentucky.

19. If there is a conflict between any provision of this Lease and the Act, the Act will prevail and such provisions of the Lease will be amended or deleted as necessary in order to comply with the Act. Further, any provisions that are required by the Act are incorporated into this Lease.

20. The invalidity or unenforceability of any provisions of this Lease will not affect the validity or enforceability of any other provision of this Lease. Such other provisions remain in full force and effect.

21. Amendment of Lease Assignment and Subletting Damage to Property Care and Use of Property.

22. This Lease may only be amended or modified by a written document executed by the Parties. Without the prior, express, and written consent of the Landlord, the Tenant will not assign this Lease, or sublet or grant any concession or license to use the Property or any part of the Property. A consent by the Landlord to one assignment, subletting, concession, or license, will not be deemed to be a consent to any subsequent assignment, subletting, concession, or license. Any assignment, subletting, concession, or license, without the prior written consent of the Landlord, or an assignment or subletting by operation of law, will be void and will, at the Landlord's option, terminate this Lease. 23. If the Property should be damaged other than by the Tenant's negligence or willful act or that of the Tenant's employee, family, agent, or visitor and the Landlord decides not to rebuild or repair the Property, the Landlord may end this Lease by giving appropriate notice.

24. The Tenant will promptly notify the Landlord of any damage, or of any situation that may significantly interfere with the normal use of the Property or to any furnishings supplied by the Landlord.

25. The Tenant will not engage in any illegal trade or activity on or about the Property.

26. The Parties will comply with standards of health, sanitation, fire, housing and safety as required by law.

27. The Parties will use reasonable efforts to maintain the Property in such a condition as to prevent the accumulation of moisture and the growth of mold. The Tenant will promptly notify the Landlord in writing of any moisture accumulation that occurs or of any visible evidence of mold discovered by the Tenant. The Landlord will promptly respond to any such written notices from the Tenant.

28. If the Tenant is absent from the Property and the Property is unoccupied for a period of 4 consecutive days or longer, the Tenant will arrange for regular inspection by a competent person. The Landlord will be notified in advance as to the name, address and phone number of the person doing the inspections.

29. At the expiration of the term of this Lease, the Tenant will quit and surrender the Property in as good a state and condition as they were at the commencement of this Lease, reasonable use and

30. Rules and Regulations Address for Notice General Provisions wear and tear excepted.

31. The Tenant will obey all rules and regulations of the Landlord regarding the Property. For any matter relating to this tenancy, the Tenant may be contacted at the Property or through the phone number below: a. Name: [REDACTED] b. Phone: [REDACTED] For any matter relating to this tenancy, whether during or after this tenancy has been terminated, the Landlord's address for notice is: a. Name: Elite Excentre b. Address: 7301 Fegenbush Ln, STE 201, Louisville, KY 40228 c. Phone: 502-384-2225 33.

34. All monetary amounts stated or referred to in this Lease are based in the United States Dollar. Any waiver by the Landlord of any failure by the Tenant to perform or observe the provisions of this Lease will not operate as a waiver of the Landlord's rights under this Lease in respect of any subsequent defaults, breaches or non-performance and will not defeat or affect in any way the Landlord's rights in respect of any subsequent default or breach.

35. This Lease will extend to and be binding upon and inure to the benefit of the respective heirs, executors, administrators, successors and assigns, as the case may be, of each Party. All covenants are to be construed as conditions of this Lease.

36. All sums payable by the Tenant to the Landlord pursuant to any provision of this Lease will be deemed to be additional rent and will be recovered by the Landlord as rental arrears.

37. Where there is more than one Tenant executing this Lease, all Tenants are jointly and severally liable for each other's acts, omissions and liabilities pursuant to this Lease.

38. Locks may not be added or changed without the prior written agreement of both Parties, or unless the changes are made in compliance with the Act.

39. The Tenant will be charged an additional amount of \$30.00 for each N.S.F. check or checks returned by the Tenant's financial institution.

Tenant Signature [REDACTED] Name: [REDACTED] Date: [REDACTED]