

COMMERCIAL LEASE AGREEMENT

This Lease Agreement (“Agreement”) is made and entered into as of May 1, 2026, by and between:

INTERNATIONAL BEACH CLUB CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation (“Landlord”),
and
LIFESTYLE REALTY GROUP, INC., a Florida corporation (“Tenant”).

1. Premises

Landlord hereby leases to Tenant approximately **325 square feet of office space** located within Fountain Beach Resort (“Premises”).

2. Term

The term of this Lease shall commence on **May 1, 2026**, and shall expire on **December 31, 2027**, unless earlier terminated as provided herein.

This Lease is intended to run **concurrently with Tenant’s role in qualifying and overseeing the Rental Program** for the property.

3. Rent

Tenant shall pay rent in the amount of:

- **\$500.00 per month,**
 - **Due on the 1st day of each month.**
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4. Improvement Credit

Landlord agrees to provide Tenant with a **\$1,500 improvement credit** for minor renovations and improvements to the Premises. The property will also provide maintenance to perform cleaning and certain aspects of the preparation for occupancy.

- This credit shall be applied as:

- **\$250 per month for the first six (6) months,**
 - **Resulting in net rent of \$250/month during that period.**
 - After the first six months, full rent of \$500/month resumes.
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5. Early Termination (Opt-Out)

Landlord (Association) may terminate this Agreement with cause or breach. The tenant (Lifestyle) can opt-out without cause. Either party must provide **sixty (60) days written notice in either scenario.**

6. Use of Premises

The Premises shall be used for:

- Real estate brokerage operations,
 - Rental program oversight and compliance,
 - Administrative and consulting services related to the property.
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7. Relationship to Rental Program

The parties acknowledge:

- Tenant is separately engaged in **qualifying and overseeing the Rental Program** associated with the property.
 - This Lease is **ancillary to and supportive of that role** but remains a separate agreement.
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8. Maintenance & Improvements

- Tenant may make **minor interior improvements** with Landlord approval (not to be unreasonably withheld).
 - Tenant shall maintain the Premises in good condition.
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9. Utilities

Utilities are included.

10. Insurance

Tenant shall maintain general liability insurance for their office only and name Landlord as additional insured if required.

11. Default

Standard default provisions apply (non-payment, misuse, etc.), with reasonable notice and cure period.

12. Governing Law

This Agreement shall be governed by the laws of the State of Florida.

SIGNATURES

LANDLORD:

INTERNATIONAL BEACH CLUB CONDOMINIUM ASSOCIATION, INC.

By:  **May 01, 2026**

Name: **Randy Deavers**

Title: **President**

TENANT:

LIFESTYLE REALTY GROUP, INC.

By:  **May 03, 2026**

Name: **Richard Durgin**

Title: **Chief Operating Officer**

This lease is contingent on the unit being properly cleaned, mold removed, all repairs of damage to be completed and painted. The unit shall be safe to occupy. The separate email correspondence provides details of these items.

Lifestyle will provide all improvements to the unit to include any cabinets, window treatments, signage, plumbing fixtures etc.

FBR OFFICE LEASE

3 pages

COMMERCIAL LEASE AGREEMENT.pdf

3 pages

E-SIGN INFO

Status:

SIGNED

Originator:

Richard Durgin

richard.durgin@lifestylerealty.group

IP: 173.169.104.83

Domain: my.brookermint.com

Date: Apr 30, 2026 08:58 PM

Package ID:

03EA831BF9FB2558A9FE83161930259E

Time zone:

EDT (UTC-4)

Signers:



RD	Randy Deavers Randy Deavers	usadeavers@gmail.com IP: 75.251.43.190	Signed May 01, 2026 12:54 PM id: cb798966b4643808bf062875b69113d3	
RD	Richard Durgin Richard Durgin	richard.durgin@lifestylerealty.group IP: 173.169.104.83	Signed May 03, 2026 10:42 AM id: 3447401e1d2f009a228c5c87e7197a2c	

HISTORY

May 01, 2026	12:50 PM	RD	Randy Deavers	usadeavers@gmail.com	IP: 75.251.43.190	Viewed
May 01, 2026	12:54 PM	RD	Randy Deavers	usadeavers@gmail.com	IP: 75.251.43.190	Signed
May 03, 2026	10:42 AM	RD	Richard Durgin	richard.durgin@lifestylerealty.group	IP: 173.169.104.83	Viewed
May 03, 2026	10:42 AM	RD	Richard Durgin	richard.durgin@lifestylerealty.group	IP: 173.169.104.83	Signed
May 03, 2026	10:42 AM		Package has been fully signed and sealed			Completed