

COMMERCIAL LEASE AGREEMENT

Date: June 1, 2024

This Commercial Lease Agreement ("Lease") is entered into by and between:

Landlord: ABC Property Holdings, LLC

Tenant: Tenant 2 Warehouse

1. Premises:

Landlord leases to Tenant approximately 9692 rentable square feet for Warehouse use, located at Suite 91, 123 Main Street, New York, NY 10001 ("Premises").

2. Term:

The lease term shall commence on 9/01/2024 and expire on 1/01/2030, unless terminated earlier pursuant to this Lease.

3. Base Rent:

Tenant shall pay a base monthly rent of 10257 Dollars (\$10257), payable monthly in advance.

4. Additional Features:

- Dock-high loading access
- Triple net lease (NNN) structure
- 24/7 access with gated security

5. Rent Escalations:

Base Rent shall increase by 3% annually.

6. Security Deposit:

Tenant shall deposit an amount equal to one month's rent as security.

7. Use of Premises:

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The Premises shall be used exclusively for warehouse purposes.

8. Renewal Option:

Tenant shall have one option to renew for an additional five (5) year term, subject to 90 days' prior written notice.

IN WITNESS WHEREOF, the parties have executed this Lease as of the date first above written.

LANDLORD:

ABC Property Holdings, LLC

By: _____

Name: John Smith

Title: Managing Partner

TENANT:

Tenant 2 Warehouse

By: _____

Name: Lisa Green

Title: CEO