

Commercial Lease Agreement

THIS COMMERCIAL LEASE AGREEMENT (the "Lease") is made and effective as of July 10, 2025.

BETWEEN:

Pioneer Properties, LLC, an Illinois limited liability company, with a principal address of 300 Plaza Drive, Chicago, IL 60601 (hereinafter referred to as the "Landlord").

AND:

The Artisan Bakers Co., an Illinois corporation, with a principal address of 12 Crumb Street, Oakwood, IL 60000 (hereinafter referred to as the "Tenant").

1. Leased Premises

The Landlord hereby leases to the Tenant, and the Tenant hereby leases from the Landlord, the premises described as **Suite 102**, located at the commercial building at **55 Main Street, Oakwood, IL 60000**, consisting of approximately 1,500 square feet of floor space (the "Leased Premises").

2. Term of Lease

The term of this Lease shall be for a period of **five (5) years**, commencing on September 1, 2025 (the "Commencement Date"), and ending on August 31, 2030 (the "Termination Date"), unless sooner terminated pursuant to the provisions of this Lease.

3. Rent

3.1. Base Rent. The Tenant shall pay to the Landlord a "Base Rent" of **Four Thousand U.S. Dollars (\$4,000.00) per month**. Payment shall be made on or before the first (1st) day of each month in advance, without deduction or offset.

3.2. Additional Rent. This is a "Triple Net (NNN)" lease. In addition to the Base Rent, the Tenant shall be responsible for paying its proportionate share of all costs and expenses associated with the operation, maintenance, and repair of the building, including but not limited to property taxes, building insurance, and common area maintenance costs ("Additional Rent").

4. Security Deposit

Upon execution of this Lease, the Tenant shall deposit with the Landlord the sum of **Four Thousand U.S. Dollars (\$4,000.00)** as a security deposit (the "Security Deposit"). The Landlord may use the Security Deposit to cover any amount owed by the Tenant under this Lease. The Security Deposit shall be returned to the Tenant within thirty (30) days after the Termination Date, less any deductions for damages or unpaid rent.

5. Use of Premises

The Tenant shall use and occupy the Leased Premises exclusively for the purpose of **operating a retail bakery and café**, including the sale of baked goods, coffee, and related food items, and for no other purpose without the prior written consent of the Landlord.

6. Maintenance and Repairs

6.1. **Landlord's Responsibility.** The Landlord shall be responsible for maintaining the structural components of the building, including the foundation, exterior walls, and roof.

6.2. **Tenant's Responsibility.** The Tenant shall, at its sole expense, keep and maintain the Leased Premises in good condition and repair, including but not limited to all non-structural interior portions, windows, doors, and all plumbing, electrical, and HVAC systems serving the Leased Premises.

7. Insurance

The Tenant shall, at its own expense, maintain a policy of Commercial General Liability insurance with a reputable insurance company, insuring against claims for bodily injury, death, or property damage occurring on the Leased Premises, with a minimum combined single limit of at least \$1,000,000 per occurrence.

8. Default

The occurrence of any of the following shall constitute a "Default" by the Tenant: (a) Failure to pay any rent or other amount due within ten (10) days after it is due. (b) A breach of any other term or covenant of this Lease which is not cured within thirty (30) days after written notice from the Landlord. Upon Default, the Landlord may, at its option, terminate this Lease and re-enter the Leased Premises.

9. Governing Law

This Lease shall be construed and enforced in accordance with the laws of the State of Illinois.

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

LANDLORD: Pioneer Properties, LLC

By: _____ Name: Robert Chen Title: Managing Member

TENANT: The Artisan Bakers Co.

By: _____ Name: Maria Rossi Title: President