

Commercial Lease Agreement

Parties

This Commercial Lease Agreement (the "Lease") is made and entered into as of March 10, 2023, by and between Urban Developments Inc. (the "Landlord"), and Retail Store Inc. (the "Tenant").

Premises

The Landlord hereby leases to the Tenant, and the Tenant hereby leases from the Landlord, the premises located at 555 Industrial Boulevard, Suite 400, Windy City, IL 60000 (the "Premises").

Term

The term of this Lease shall be for a period of 2 years, commencing on March 1, 2023 and ending on December 31, 2023, unless earlier terminated in accordance with this Lease.

Rent

The Tenant shall pay to the Landlord as rent for the Premises the sum of \$5,000 per month, payable in advance on the first day of each month during the term of this Lease.

Security Deposit

Upon execution of this Lease, the Tenant shall deposit with the Landlord the sum of \$15,000 as a security deposit for the faithful performance by the Tenant of the terms of this Lease.

Use of Premises

The Tenant shall use the Premises solely for the purpose of law office and for no other purpose without the prior written consent of the Landlord.

Maintenance and Repairs

The Tenant shall, at its own expense, maintain the Premises in good condition and repair during the term of this Lease. The Landlord shall be responsible for structural repairs to the building.

Insurance

The Tenant shall, at its own expense, maintain a policy of commercial general liability insurance with respect to the Premises with minimum limits of liability of \$2,500,000 per occurrence.

Default

If the Tenant fails to pay rent when due or fails to perform any other obligation under this Lease, the Landlord may terminate this Lease and retake possession of the Premises.

Governing Law

This Lease shall be governed by and construed in accordance with the laws of the State of Illinois, without giving effect to any choice of law or conflict of law provisions.

Signatures

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