

# Commercial Lease Agreement

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## Parties

This Commercial Lease Agreement (the "Lease") is made and entered into as of January 1, 2023, by and between Property Management Inc. (the "Landlord"), and Tech Startup Co. (the "Tenant").

## Premises

The Landlord hereby leases to the Tenant, and the Tenant hereby leases from the Landlord, the premises located at 321 Corporate Drive, Office 300, Sunshine, FL 33000 (the "Premises").

## Term

The term of this Lease shall be for a period of 2 years, commencing on January 15, 2023 and ending on March 31, 2024, 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 \$10,000 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 medical 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 \$1,000,000 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 Texas, 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.