



## **Big Bro Detailing Commercial Lease Agreement**

This Commercial Lease Agreement (the "Agreement") is made and entered into as of August 1, 2025, by and between **The Thomas Jeffrey Aldridge and Annette P. Aldridge Trust** (hereinafter referred to as "Lessor"), with a mailing address of 4776 W 8450 S, West Jordan, Utah 84088, and **Big Bro Detailing** (hereinafter referred to as "Lessee"), a business located at the same address.

### **RECITALS**

WHEREAS, Lessor is the lawful owner of certain real property located at 4776 W 8450 S, West Jordan, Utah 84088; WHEREAS, Lessee desires to lease a portion of the premises for use in its commercial operations under the business name Big Bro Detailing;

NOW, THEREFORE, in consideration of the mutual covenants and promises set forth herein, the parties agree as follows:

### **1. LEASED PREMISES**

Lessor hereby leases to Lessee, and Lessee hereby leases from Lessor, the driveway and RV pad on the south end of the house located at the above-stated address (the "Leased Premises"), to be used solely for commercial automotive detailing services.

### **2. TERM**

The lease shall commence on August 1, 2025, and shall continue in full force and effect for twelve (12) months, ending on July 31, 2026, unless earlier terminated pursuant to any provision hereof.

### **3. RENT**

Lessee agrees to pay Lessor a symbolic rent of One Dollar (\$1.00) per month for the use of the Leased Premises. Payment shall be due on the first day of each month and shall be considered valid even if not collected.

### **4. USE OF PREMISES**

Lessee shall use the Leased Premises solely for commercial auto detailing operations and related services. Lessee agrees to maintain the area in a clean, safe, and professional manner.

## 5. UTILITIES AND MAINTENANCE

Lessee shall be responsible for any equipment brought onto the premises and will ensure that no damage occurs to the leased area. Utilities such as water and electricity used minimally during detailing operations may be used without extra charge unless overuse is observed.

## 6. INSURANCE AND LIABILITY

Lessee shall maintain appropriate liability insurance for their operations. Lessor shall not be held responsible for any loss, damage, or injury to persons or property arising out of Lessee's use of the Leased Premises.

## 7. TERMINATION

This Agreement may be terminated by either party with thirty (30) days written notice. Upon termination, Lessee agrees to vacate the Leased Premises in good condition, reasonable wear and tear excepted.

## 8. ENTIRE AGREEMENT

This Agreement constitutes the entire understanding between the parties and supersedes all prior negotiations, understandings, and agreements. Any amendments must be in writing and signed by both parties.

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

**Lessor:**

The Thomas Jeffrey Aldridge and Annette P. Aldridge  
Trust

By:   
(Signature)

Name: Annette Aldridge Trustee  
Date: 7/30/25

**Lessee:**

Big Bro Detailing

By: Isaac Aldridge  
Title: owner

Signature: Isaac Aldridge  
Date: 7/30/25