

Office Space Lease Agreement

This Office Space Lease Agreement ("Agreement") is made and entered into on 2024-02-10, between Jonathan Anderson, ("Landlord"), and Olivia Bennett, ("Tenant"), collectively referred to as the "Parties."

1. Premises

Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, the office space located at 123 Main Street, Springfield, Anytown, USA (the "Premises"), more particularly described in Exhibit A attached hereto and incorporated herein by reference.

2. Term of Lease

The initial term of this lease shall commence on [Start Date] and shall continue for a period of [Initial Lease Term]. Upon expiration of the initial term, this lease may be renewed for additional terms upon mutual agreement of the Parties.

3. Rent

Tenant shall pay to Landlord as rent for the Premises the sum of \$580,000 per month, payable in advance not later than date of 20th each month. Rent payments shall be made by bank transfer to the Landlord at 456 Oak Avenue, Willow Heights, Lakeside City, USA with the following bank account:

Bank Name: CitiBank

Account No: 3098820993

4. Security Deposit

Upon execution of this Agreement, Tenant shall deposit with Landlord the sum of \$120,000 as security for the faithful performance by Tenant of all terms, covenants, and conditions of this Agreement.

5. Use of Premises

The Premises shall be used solely for the purpose of conducting Tenant's business operations. Tenant shall not use or permit the Premises to be used for any unlawful purpose or in any manner that may create a nuisance or disturbance to other tenants.

6. Maintenance and Repairs

Landlord shall be responsible for the structural maintenance and repairs of the Premises. Tenant shall be responsible for maintaining the interior of the Premises in good condition, including but not limited to repairs resulting from Tenant's negligence or misuse.

7. Utilities

Tenant shall be responsible for the payment of all utilities and services consumed at the Premises, including but not limited to electricity, water, gas, and internet.

8. Alterations and Improvements

Tenant shall not make any alterations, improvements, or additions to the Premises without the prior written consent of Landlord. Any alterations or improvements made by Tenant with Landlord's consent shall become the property of Landlord upon termination of this Agreement.

9. Default

If Tenant fails to pay rent or otherwise breaches any provision of this Agreement, Landlord may terminate this Agreement and pursue any remedies available at law or in equity.

10. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of The State of Rivertown, United States of America. Any disputes arising out of or in connection with this Agreement shall be resolved through arbitration in The State of Rivertown, United States of America.

11. Entire Agreement

This Agreement constitutes the entire understanding between the Parties and supersedes all prior agreements and understandings, whether written or oral, relating to the subject matter herein.

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

Signature of Landlord: Jonathan Anderson

Signature of Tenant: Olivia Bennett