

## **Standard Lease Agreement**

Building: 125 Noble Street, Norristown, PA 19401

Landlord: Washington Street Partners II, L.P., a Pennsylvania limited partnership (also known as “WSP” or “Landlord”)

Tenant: Rekhakumari Sharma also known as Manish Sharma and/or Rekha Sharma, an individual residing at 263 Heather Road, King of Prussia, PA 19406

Premises: Approximately 2,500 square feet of space, constituting a portion of the Building, as more fully described on the site plan located at the offices of Pear Properties, 101 Tunbridge Circle, Haverford, PA 19041 (also known as “Pear Offices”).  
Note, for purposes of lease calculations, both landlord and tenant agree that the area of the premises is 2,500 square feet and agree to call the space 2,500 square feet for the purposes of calculating rent and CAM and any other charges in the lease.

Date: August 16, 2025

# STANDARD LEASE AGREEMENT DATA SHEET

(Part One of a Two Part Agreement)

As used in this Lease Agreement (this "Lease"), the following terms shall have the indicated meanings and refer to the date set forth in this Date Sheet.

Lease Date: Made as of August 16, 2025

Landlord: Washington Street Partners II, L.P., a Pennsylvania limited partnership ("WSP"), with its' address at 101 Tunbridge Circle, Haverford, PA 19041

Tenant: Rekhakumari Sharma also known as Manish Sharma and/or Rekha Sharma,an individual residing at 263 Heather Road, King of Prussia, PA 19406

Building: The Building is located at 125 Noble Street, Norristown, PA and is Agreed by both Landlord and Tenant, to contain 60,000 square feet of rentable space located on the first and second floors of the building (the loading dock level floors).

Land: The land is shown on the site plan ("Site Plan") stored at WSP's address in Haverford.

Premises: Approximately 2,500 square feet of space, constituting a portion of the Building, as more fully described on the site plan stored at WSP's offices in Haverford. Landlord and Tenant agree to use 2,500 square feet for purposes of all calculations including per square foot calculations related to all billing.

Permitted Use: Storage and distribution of packaging supplies, including, but not limited to cardboard boxes.

Commencement: The Commencement Date is Tuesday August 19, 2025.  
Landlord and Tenant agree that Tenant shall not be charged for rent nor will tenant be charged for CAM for the remaining portion of August 2025 nor for the month of September 2025.  
Payment of rent and CAM will commence October 1, 2025 and will continue for the balance of the lease and any lease extension or holdover period.

Move In Date: Tenant shall be permitted to move in Tuesday August 19, 2025 provided the lease has been fully executed and the security deposit has been paid. Tenant is responsible for payment of utilities during the period of August 19, 2025 to September 30, 2025 but is not required to pay rent or common area charges during this period.

Term: The term shall be one (1) year plus the free month period unless sooner terminated as provided for in this lease.

Base Rent:

Year	Date Start	Date End	Monthly Rent	Annual Rent
0	8/15/2025	9/30/2025	\$ -	\$ -
1	10/1/2025	9/30/2026	\$ 2,185.00	\$ 26,220

Tenant's Proportionate Share: 4.2% determined by dividing the agreed rentable area of the Premises (2,500 square feet) by the agreed area of the building (60,000 square feet).

Security Deposit: \$4,370.00  
The landlord may use the security deposit for the cost of repair of any damages that are the tenant's responsibility beyond normal wear and tear. The landlord may also use the security deposit to reimburse landlord for any unpaid rent; however, tenant may not apply the security deposit to unpaid rent. Any portion of the security deposit used to pay for damages during the term of the lease and any reimbursement to the landlord of the security deposit due to unpaid rent shall immediately be reimbursed by the tenant in order to maintain the security deposit at \$4,370.00

First Month's Rent: Equal to \$2,185.00 due on or before October 1, 2025

Last Month's Rent: Equal to \$2,185.00 is due to be paid with the signing of this Lease.

Rent Due: On the first of each month to be paid to the landlord at Landlord's address.

Late Fee: A fee equal to \$0.05 for each dollar of Rent not paid within ten (10) days of the due date is automatically assessed.

Renewal: This lease shall automatically renew upon the expiration date of this lease ending 9/30/2026 for a period of one year unless Tenant gives Landlord or Landlord gives Tenant written notice on or before June 30, 2026 that either Tenant or Landlord shall not renew. This notice shall be sent certified mail, return receipt requested postmarked 6/30/2026 or before plus an email shall be sent on the same date if to Landlord at [MarkBKennedy@Comcast.net](mailto:MarkBKennedy@Comcast.net) and if to Tenant at 263 Heather Road, King of Prussia, PA 19406 with an email sent to SManish1@Gmail.com.

Upon Lease renewal, all terms of this lease shall be the same as in this lease except base monthly rent for year 2 running from 10/1/2026 to 9/30/2027 shall be \$2,250.55 per month.

This lease shall automatically renew for each succeeding twelve-month period on the same terms and conditions as determined by this lease except base rent shall increase by 3.0% each year. Either tenant or Landlord may cancel the lease renewal in any year by informing the other party on or before March 31<sup>st</sup> of the year in which the lease that the cancelling party shall not renew the lease.

Should Landlord seek to change any terms in this lease (except for the automatic 3.0% rental increase), Landlord shall provide Tenant notice of such change on or before March 31<sup>st</sup> on the year in which the renewal occurs. Tenant may cancel the lease during the following month of April. If Tenant does not cancel the lease during April, Tenant is deemed to have accepted Landlord's change in terms.

**Brokers:** Landlord and Tenant, each for itself, represents and warrants to the other that it has dealt with no person or party who would be entitled to a fee or commission on account of this Lease.

**Insurance:** Tenant agrees to carry sufficient property insurance to cover the value of all of tenant's property. To the extent that tenant fails to carry property insurance sufficient to cover all of tenant's property, tenant may not, under any circumstances, and may not for any reason, sue landlord in an amount exceeding the value of tenant's property insurance. Tenant shall carry sufficient liability insurance to cover any liability claim that tenant may experience. To the extent that tenant is sued or obligated to pay for a liability in excess of Tenant's liability insurance coverage, Tenant shall indemnify landlord for any claim above tenant's liability insurance.. In no case shall tenant carry less than \$2,000,000 of general liability insurance of such type that will cover any liability claim that tenant may experience. Tenant agrees that Landlord is not responsible for any damage caused to tenant's business or property as a result of Landlord's failure to maintain the demised premises. Tenant shall name Landlord as an additional insured in all of Tenant's insurance policies that involve or relate to this property.

**Premises** Tenant finds the demised premises in good and satisfactory condition.

**Contact Party** The contact party for this lease is Mark Kennedy, 101 Tunbridge Circle, Haverford, PA 19041 cell 610-637-4719 email [MarkBKennedy@Comcast.net](mailto:MarkBKennedy@Comcast.net) The contact party for the Tenant is Manish Sharma, 263 Heather Road, King of Prussia, PA 19406. Cell 630-796-5586 email [SManishM1@Gmail.com](mailto:SManishM1@Gmail.com). The contact party shall be the point of contact should an emergency occur or should significant issues, complaints, or problems occur in the lease, the payments or at the property. Both Landlord and Tenant will inform the other if there is a change in the contact party or the contact party's information.

By signing below, Landlord and Tenant confirm that the information contained in this Data Sheet is correct and acknowledge that this Lease consists of (i) Part One, the Data Sheet and (ii) Part Two, the Terms and Conditions, and (iii) all Exhibits attached or referred to in this Lease. Both Landlord and Tenant acknowledge that this Lease is a legally binding document, and that they have read it thoroughly before signing below. Both Landlord and Tenant agree that the premises (also known as demised premises) is defined as being the area shown in this data sheet. The actual area may be larger or smaller than the area shown on the data sheet. Should the actual area differ from that stated in this Lease, the monthly and annual rental shall not change and is agreed to be that rent shown in this data sheet and the Tenant's Proportionate Share shall be the percentage shown in the sheet herein.

TENANT EXPRESSLY ACKNOWLEDGES THE LIMITATION OF LIABILITY CONTAINED IN SECTION 25 AND THAT (1) TENANT'S EXECUTION OF THIS LEASE IS IN NO WAY CONTINGENT OR CONDITIONED UPON THE PERSONAL LIABILITY OF ANY PARTY OF THE LANDLORD, INCLUDING WITHOUT LIMITATION ANY OF LANDLORD'S PARTNERS, OFFICERS, SHAREHOLDERS AND DIRECTORS (EVEN IF ANY SUCH EXECUTION OF THIS LEASE IS SPECIFICALLY MADE CONTINGENT AND CONDITIONED UPON SUCH LIMITATION OF LIABILITY). UNDER NO CIRCUMSTANCES SHALL TENANT SUE, SEEK ARBITRATION, OR SEEK ANY OTHER LEGAL ACTION (ALL CALLED "LITIGATION") AGAINST ANY ENTITY OR PERSON OTHER THAN WSP.

THIS LEASE CONTAINS WARRANTS TO CONFESS JUDGMENT AGAINST TENANT. TENANT UNDERSTANDS THAT IN GRANTING THESE WARRANTS TO CONFESS JUDGMENT TENANT WAIVES RIGHTS TO NOTICE AND HEARING BEFORE ENTRY OF JUDGMENT AND EXECUTION ON THAT JUDGMENT. TENANT HAS DISCUSSED THE MEANING AND EFFECT OF THESE CONFESSION OF JUDGMENT PROVISIONS WITH ITS OWN INDEPENDENT COUNSEL, OR HAS HAD REASONABLE OPPORTUNITY TO DO SO

The signing page is located on the next page.

For: Washington Street Partners II, L.P.

By: Mark Kennedy, a member of Pear Properties, LLC

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For Washington Street Partners II, L.P.

By Pear Properties, LLC, the General Partner of Washington Street Partners II, L.P.

Signed by Mark Kennedy, a member of Pear Properties, LLC

Signing Date: \_\_\_\_\_

For: Manish Sharma

By: \_\_\_\_\_  
Manish Sharma, an individual residing at the home listed in this lease.

Signing Date: \_\_\_\_\_

For Kraft Paper Mill LLC

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By Manish Sharma, President

Signing Date: \_\_\_\_\_