

COMMERCIAL LEASE AGREEMENT

This Commercial Lease Agreement is entered into on January 1, 2024,
between Bay Area Properties LLC (Landlord) and
Thanh's Business Solutions LLC (Tenant).

PREMISES:

The leased premises consists of approximately 2,500 square feet of office space
located at 123 Main Street, San Francisco, CA 94102.

LEASE TERMS:

Lease Term: 5 years (January 1, 2024 - December 31, 2028)

Monthly Base Rent: \$4,500

Security Deposit: \$9,000 (2 months rent)

Common Area Maintenance: \$350/month

Property Taxes: \$200/month (estimated)

Insurance: Tenant responsible for liability insurance

PERMITTED USE:

The premises shall be used solely for general office purposes and technology
consulting services. No manufacturing or retail operations permitted.

RENEWAL OPTIONS:

Tenant has the option to renew for one additional 5-year term at market rates.

Notice of renewal must be given 180 days prior to lease expiration.

IMPROVEMENTS:

Landlord has completed \$15,000 in tenant improvements including new flooring, paint, and electrical upgrades. Tenant may make additional improvements with landlord approval.

SIGNATURES:

LANDLORD: Bay Area Properties LLC

By: Michael Johnson, Property Manager

Date: January 1, 2024

TENANT: Thanh's Business Solutions LLC

By: Thanh Nguyen, CEO

Date: January 1, 2024