

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).

PROPERTY DESCRIPTION:

Address: 123 Main Street, San Francisco, CA 94102

Suite: 200

Square Footage: 2,500 sq ft

Use: General office and technology consulting

LEASE TERMS:

Lease Term: 5 years

Commencement Date: January 1, 2024

Expiration Date: December 31, 2028

Monthly Base Rent: \$4,500

Annual Rent: \$54,000

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

ADDITIONAL TERMS:

- Tenant responsible for utilities
- Common area maintenance: \$350/month
- Property taxes: Included in rent

- Insurance: Tenant maintains general liability
- Parking: 8 designated spaces included
- Renewal option: 5-year extension available

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

This lease is current and in good standing with no defaults.

All rent payments are current through 8/11/2025