

CALIFORNIA COMMERCIAL LEASE AGREEMENT

This Lease Agreement made the 2025-05-11, by and between Jackie Gerhold [name of lessor], of 653 Woodside Road [street address], State of California, hereinafter referred to as "Lessor", and Lemke Inc [name of lessee], of 152 Letitia Landing [street address], State of California, hereinafter referred to as "Lessee", collectively referred to herein as the "Parties", agree as follows:

1. DESCRIPTION OF LEASED PREMISES:

The Lessor agrees to lease to the Lessee the following described 9388 square feet (SF) of Office Space located at 17803 Gorczany Thoroughway [street address], State of California.

2. TERM OF LEASE:

The term of this Lease shall be for a period of 2 year(s) 10 month(s) commencing on the 11 day of May 2025 day of May 2025, and expiring at Midnight on the 11 day of March 2028 day of March 2028. ("Initial Term")

3. BASE RENT:

The net monthly payment shall be 3400 dollars (\$3400) per month. A security deposit of 2089 dollars (\$2089) is required. payable monthly with the first payment due upon the is required. payable monthly with the first payment due upon the commencement of the Lease and each monthly installment payable thereafter on the 1st day of each month

4. Options to Renew (Check one):

- ☒ Lessee may not renew the Lease.
- ☒ The Lessee may have the right to renew the Lease with a total of ____ renewal period(s) with each term being ____ year(s) ____ month(s) which may be exercised by giving written notice to Lessor no less than 60 days prior to the expiration of the Lease or renewal period.