

LEASE AGREEMENT

THIS LEASE AGREEMENT (“Lease”) is made and entered into this 26th day of March 2026, by and between Cedar Crossing Storage LLC, with an address of 3556 Marnie Ave. Waterloo IA 50701 (“Landlord”) and MID IOWA PAINTLESS DENT REMOVAL | DBA STRINGS & DINGS, with an address of 3556 Marnie Ave. Waterloo IA 50701 (“Tenant”).

1. PREMISES.

- a. The Landlord, in consideration of the rents herein reserved and of the agreement and conditions herein contained, on the part of the Tenant to be kept and performed, leases unto the Tenant and Tenant hereby rents and leases from Landlord, according to the terms and provisions herein, the following described real estate, situated in Black Hawk County, Iowa to wit: approximately 1,280 rentable square feet in the building (the “Building”) located at 3556 Marnie Ave. Waterloo IA 50701 as shown in Exhibit A, attached hereto (the “Leased Premises”).

2. RENTAL.

- a. Tenant agrees to pay Landlord gross rent for the Leased Premises during the Term in the amount of nine hundred fifty dollars (\$950.00) per month (the “Modified Gross Rent”). Rental payments shall be received via ACH transfer and is due no later than the 5th of the month. Payment received after the 5th day of the month shall automatically be assessed a late charge of twenty five percent (25%) of the amount then due. Any partial month’s Modified Gross Rent shall be prorated to the date of termination of the Term.

3. TERM.

- a. The term of the Lease (the “Term”) shall commence on April 1st, 2026 and terminate on March 31st, 2027.

4. RENEWAL OPTIONS.

- a. Renewal options shall be discussed and agreed to within 90 days of lease expiration. Upon renewal, base rent shall be:
 - b. April 1, 2027 - March 31, 2028: \$1,050 / month.
 - c. April 1, 2028 - March 31, 2029: \$1,150 / month.

5. POSSESSION.

- a. Tenant shall be entitled to possession on the first day of the Term and shall yield possession to the Landlord on the last day of the Term.

6. USE OF PREMISES AND IMPROVEMENTS.

- a. Tenant covenants and agrees during the Term of this Lease to use and occupy the Leased Premises only for such uses as permitted under applicable zoning laws. All other uses other than the permitted uses are prohibited without Landlord's prior written consent. Tenant shall not make any structural or permanent improvements or alterations to the Leased Premises without Landlord's prior written consent. Tenant shall comply with all requirements of the ADA in connection with the Leased Premises, including without limitation any Tenant alteration thereto.

7. QUIET ENJOYMENT.

- a. Landlord covenants that its estate in said Leased Premises is fee simple and that the Tenant on paying the Modified Gross Rent and performing all the obligations by the Tenant to be performed as provided in this Lease, shall have, hold and enjoy the Leased Premises for the Term of this Lease free from molestation, eviction or disturbance by the Landlord or any other persons or legal entity whatsoever. Landlord shall have the right to mortgage all of its right, title, interest in the Leased Premises at any time without notice, subject to this Lease.

8. CARE AND MAINTENANCE OF LEASED PREMISES.

- a. Present Condition. Tenant takes the Leased Premises in its present condition except for such alterations as may be expressly provided in this Lease.
- b. Landlord's Duty of Care and Maintenance. Landlord will keep the roof, structural part of the floor, exterior walls and other structural parts of the Building in good repair, as well as the parking lot. Landlord shall deliver the Leased Premises to Tenant in broom clean condition.
 - i. Landlord is responsible for lawn care & maintenance.
- c. Tenant's Duty of Care and Maintenance. Tenant shall, after taking possession of the Leased Premises and until the termination of this Lease and the actual removal from the Leased Premises, at its own expense, care for and maintain the Leased Premises in a reasonably safe and serviceable condition, except for the roof, structural parts of the Building and exterior walls. Tenant will not permit or allow the Leased Premises to be damaged or depreciated in value by any act or negligence of the Tenant, its agents or employees. Tenant agrees to maintain adequate heat to prevent freezing of pipes and shall make no structural alterations or improvements without the prior written approval of the Landlord. Tenant shall provide all FF&E for the Leased Premises except as otherwise specifically set forth in this Lease.
- d. Tenant is responsible for snow removal from the front entrance at the curb up to 150' radius around their occupied building.

- e. Tenant shall be responsible for making sure the security gate is closed at night after their business hours.
- f. Tenant will make no unlawful use of the Leased Premises and agrees to comply with all valid regulations of the Board of Health, City Ordinances or applicable municipality, the laws of the State of Iowa and the Federal government.

9. UTILITIES AND SERVICES.

- a. Tenant shall make application/arrange for all utilities to be transferred into the tenant's name including the following: electrical, gas, plumbing, stormwater, and internet on or before the commencement date. Tenant shall pay or cause to be paid when due all utilities stated and shall be solely responsible for all charges for phone, data, and in suite janitorial for the Leased Premises. Utilities for the office & shop average the following costs and shall not exceed \$375 / month for the first twelve months.
- b. Electricity: \$266.31
- c. Internet: \$121.22
- d. City Water: \$41.92
- e. City Stormwater: \$180.66
- f. Garbage: N/A
 - i. Tenant shall be allowed to activate garbage service at their sole expense. If a dumpster is obtained, it is advised to be kept locked to deter utilization by storage tenants.
- g. Tenant shall pay all utility bills on time. Any late notices of payment shall be the 1st offense a warning incurring a 45% surcharge with the 2nd offense resulting in removal from the premises. If the tenant is removed due to non-payment of rent/utilities, the tenant agrees to pay all Landlord court costs along with damage or property repair costs.

10. AIR CONDITIONING & HEATING.

- a. All air conditioning and heating equipment shall be furnished at the expense of Landlord. Maintenance thereof at the expense of the Tenant. If any of such equipment needs to be replaced, unless caused by damage or accident, the replacement cost shall be the responsibility of the Landlord.

11. REAL ESTATE TAXES.

- a. Landlord shall pay all real estate taxes with respect to the Leased Premises before they become delinquent.
- b. Tenant is not responsible for paying additional charges for property taxes.

12. PARKING.

- a. Tenant and its employees and customers and invitees shall have the use of the parking areas associated with the Leased Premises during the term of this Lease and any extension thereof.
 - b. Tenant shall have the rights to up to 4 parking spaces for their business use.
13. **SURRENDER OF PREMISES AT END OF TERM- REMOVAL OF FF&E**
- a. Tenant agrees that upon the termination of this Lease, it will surrender, yield up and deliver the Leased Premises in good and clean condition, except the effects of ordinary wear and tear and depreciation arising from lapse of time. Tenant may, at the expiration of the Term of this Lease, or renewal or renewals thereof or at a reasonable time thereafter, if Tenant is not in default hereunder, remove any fixture or equipment which said Tenant has installed in the Leased Premises, providing said Tenant repairs any and all damages caused by removal.
14. **HOLDING OVER.**
- a. Continued possession beyond the Term of this Lease by the Tenant, coupled with the receipt by the Landlord of one hundred twenty five percent (145%) of the Modified Gross Rent in effect on the expiratory date shall constitute a month to month extension of the Lease, otherwise on the same terms hereof.
15. **ASSIGNMENT AND SUBLETTING.**
- a. Any assignment of this Lease or subletting of the Leased Premises or any part thereof, shall be done only with the Landlord's prior written permission. Such written permission shall not be unreasonably withheld.
16. **PROPERTY INSURANCE.**
- a. Landlord and Tenant will each keep their respective property interest in the Leased Premises and its liability in regard thereto, and the personal property on the Leased Premises, reasonably insured against hazards and casualties; that is, fire and those items usually covered by extended coverage; and Tenant will procure and deliver to the Landlord a certification from the respective insurance companies to that effect. Such insurance shall be made payable to the parties hereto as their interests may appear, except that the Tenant's share of such insurance proceeds are hereby assigned and made payable to the Landlord to secure rent or other obligations then due and owing Landlord by Tenant.
 - b. Tenant will not do or omit the doing of any act which would vitiate any insurance or increase the insurance rates in force upon the real estate improvements on the Leased Premises or upon personal property of the Tenant upon which the Landlord by law or by the terms of this Lease, has or shall have a lien.

- c. Landlord shall settle and adjust any claim against any insurance company under its said policies of insurance for the Leased Premises and said Insurance monies shall be paid to and held by the Landlord to be used in payment for cost of repairs or restoration of damaged Building, if the destruction is only partial.
- d. Tenant shall provide coverage for their business and personal and company property including all inventory. Tenant shall provide landlord proof of insurance within 15 business days of lease execution.
- e. Tenant shall hold landlord harmless against any liability for personal, company, or client / customer claim for damage or personal injury.

17. INDEMNITY AND LIABILITY INSURANCE.

- a. Tenant will protect, indemnify and save harmless the Landlord from and against any and all loss, costs, damage and expenses occasioned by, or arising out of, any accident or other occurrence causing or inflicting injury and/or damage to any person or property, happening or done in, upon or about the Leased Premises, or due directly or indirectly to the tenancy, use or occupancy thereof, or any part thereof by the Tenant or any person claiming through or under the Tenant. The Tenant further covenants and agrees that it will at its own expense procure and maintain casualty and liability insurance in a responsible company or companies authorized to do business in the State of Iowa, in the amounts not less than \$1,000,000 for any one person injured, \$1,000,000 per occurrence, \$2,000,000 general aggregate, \$2,000,000 products/complete operations aggregate, and \$100,000 for property damage to the Leased Premises, protecting the Landlord against such claim, damages, costs or expenses on account of injury to any person or persons, or to any property belonging to any person or persons, by reason of such casualty, accident or other happening on or about the Leased Premises during the term thereof. Certificates or copies of said policies, naming the Landlord as an additional insured, and providing for fifteen (15) days notice to the Landlord before cancellation shall be delivered to the Landlord contemporaneously with the execution of this Lease.

18. FIRE AND CASUALTY. PARTIAL DESTRUCTION OF PREMISES.

- a. In the event of a partial destruction or damage of the Leased Premises, which is a business interference, that is, which prevents the conducting of a normal business operation and which damage is reasonably repairable within one-hundred eighty (180) days after its occurrence, this Lease shall not terminate but the rent for the Leased Premises shall abate during the time of such business interference. In the event of partial destruction, Landlord shall repair such damages within 180 days of its occurrence, unless prevented from so doing by acts of God, the elements, the public enemy, strikes, riots, insurrection, government regulations, city ordinances, labor, material or transportation shortages, or other causes beyond Landlord's reasonable control, in which case this Lease shall terminate.
- b. Should the zoning ordinance of the city or municipality in which the Leased Premises is located make it impossible for Landlord, using diligent and timely effort to obtain necessary permits and to repair and/or rebuild so that Tenant is not able to conduct its business on the Leased Premises, then such partial destruction shall be treated as a total destruction as in the next sub-section.
- c. In the event of a destruction or damage of the Leased Premises so that Tenant is not able to conduct its business on the Leased Premises or the then current legal use for which the Leased Premises are being used and which damages cannot be repaired within 180 days this Lease may be terminated at the option of either the Landlord or Tenant. Such termination in such event shall be effected by written notice of one party to the other, within twenty (20) days after such destruction. Tenant shall surrender possession within ten (10) days after such notice issues, and each party shall be released from all future obligations hereunder, with Tenant paying rent pro rated only to the date of such destruction. In the event of such termination of this Lease, Landlord at its option, may rebuild or not, according to its own wishes and needs.

19. CONDEMNATION.

- a. Should the whole or any part of the Leased Premises be condemned or taken by a competent authority for any public or quasi-public use or purpose, each party shall be entitled to retain, as its own property, any award payable to it; provided, however, that a taking of any portion of the building upon the Leased Premises (but not a taking of any sidewalk or easement upon the Premises) shall entitle Tenant to a proportional reduction in rent, on a pro-rata basis, based upon the percentage of the building which is condemned or taken. Or in the event that a single entire award is made on account of the condemnation, each party will then be entitled to take such proportion of said award as may be fair and reasonable. If the whole of the Leased Premises shall be so condemned or taken, the Landlord shall not be liable to the Tenant except as its rights are preserved herein. Tenant may make a direct claim against condemning authority for loss of value of its

leasehold interest, loss of business, moving expenses, and the loss of value and cost of removing Tenant's personal property.

20. TERMINATION OF LEASE AND DEFAULTS OF TENANT.

- a. This Lease shall terminate upon expiration of the Term as set forth in this Lease. Upon default in payment of Gross Rent herein or upon any other default by Tenant in accordance with the terms and provisions of this Lease, this Lease may at the option of the Landlord be cancelled and forfeited, PROVIDED, HOWEVER, before any such cancellation and forfeiture except as provided in Section 18(b) below, Landlord shall give Tenant a written notice specifying the default, or defaults, and stating that this Lease will be cancelled and forfeited ten (10) days after the giving of such notice, unless such default, or defaults, are remedied within such period.
- b. If the Tenant files bankruptcy or is the subject of an involuntary bankruptcy proceeding, or in the event of a judicial sale or other transfer of Tenant's leasehold interest by reason of any bankruptcy or insolvency proceedings or by other operation of law, but not by death, and such bankruptcy, judicial sale or transfer has not been vacated or set aside within ten (10) days from the giving notice thereof by Landlord to Tenant then and in any such events, Landlord may, at its option, immediately terminate this Lease, re-enter said Leased Premises, upon giving ten (10) days written notice by Landlord to Tenant, all to the extent permitted by applicable law.
- c. In (a) and (b) above, waiver as to any default shall not constitute a waiver of any subsequent default or defaults.
- d. Acceptance of keys, advertising and re-renting by the Landlord upon the Tenant's default shall be construed only as an effort to mitigate damages by the Landlord, and not as an agreement to terminate the Lease.
- e. Upon Tenant's uncured default as set forth herein, Landlord shall have the right, without further notice, to declare a forfeiture and termination of this Lease and of all rights of Tenant thereunder, and shall have the right to remove Tenant from said Leased Premises, and/or shall have the right, without further notice and without declaring forfeiture and termination of this Lease, to take possession of said Leased Premises and rent the same in Landlord's name for such rent and upon such terms as Landlord may determine and to apply said rent upon the amount owing by Tenant hereunder. Tenant shall remain liable for any deficiency in the total rentals received by Landlord.

21. RIGHT OF EITHER PARTY TO MAKE GOOD

- a. If default shall be made by either party in the performance of, or compliance with, any of the terms, covenants or conditions of this Lease, and such default shall

have continued for thirty (30) days after written notice thereof from one part to the other, the person aggrieved, in addition to all other remedies now or hereafter provided by law, may, but need not, perform such term, covenant or condition, or make good such default and any amount advanced shall be repaid forthwith on demand, together with interest at the rate of 5% per annum, from date of any advance.

22. SIGNS.

- a. Landlord during the last ninety (90) days of the Term shall have the right to maintain on the windows or on the Building or on the Leased Premises either or both a “For Rent” or “For Sale” sign and Tenant will permit, at such time and upon reasonable notice from Landlord, prospective tenants or buyers to enter and examine the Leased Premises.
- b. If a sign needs to be mounted, the tenant shall present the professional mounting option(s) to the landlord for approval. Mounting shall not cause damage to the building or property.

23. MECHANIC’S LIENS.

- a. Neither the Tenant nor anyone claiming by, through, or under the Tenant, shall have the right to file or place any mechanic’s lien or other lien of any kind or character whatsoever, upon the Leased Premises or upon the Building or improvement thereon, or upon the leasehold interest of the Tenant therein, and notice is hereby given that no contractor, sub-contractor, or anyone else who may furnish any material, service or labor for any building, improvements, alteration, repairs or any part thereof, shall at any time be or become entitled to any lien thereon, and for the further security of the Landlord, the Tenant covenants and agrees to give actual notice thereof in advance, to any and all contractors and sub-contractors who may furnish or agree to furnish any such material, service or labor.

24. RIGHTS CUMULATIVE.

- a. The various rights, powers, options, elections and remedies of either party provided in this Lease, shall be construed as cumulative and no one of them as exclusive of the others, or exclusive of any rights, remedies or priorities allowed either party by law, and shall in no way affect or impair the right of either party to pursue any other equitable or legal remedy to which either party may be entitled as long as any default remains in any way not remedied, unsatisfied or not discharged.

25. NOTICES AND DEMANDS.

- a. Notices as provided for in this Lease shall be given to the respective addresses designated on page one (1) of this Lease unless either party notifies the other, in writing, of a different address. Without prejudice to any other method of notifying a party in writing or making a demand or other communication, such message shall be considered given under the terms of this Lease when sent, addressed as above designated, postage prepaid, by registered or certified mail, return receipt requested, by the United States mail and so deposited in a United States mail box.
26. **PROVISIONS TO BIND AND BENEFIT SUCCESSORS, ASSIGNS, ETC.**
- a. Each and every covenant and agreement herein contained shall extend to and be binding upon the respective successors, heirs, administrators, executors and assigns of the parties hereto; except that if any part of this Lease is held in joint tenancy, the successor in interest shall be the surviving joint tenant.
27. **CHANGES TO BE IN WRITING.**
- a. None of the covenants, provisions, terms or conditions of this Lease to be kept or performed by Landlord or Tenant shall be in any manner modified, waived or abandoned except by a written instrument duly signed by the parties and delivered to the Landlord and Tenant. This Lease contains the whole agreement of the parties.
28. **CONSTRUCTION.**
- a. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender according to the contest.
29. **AUTHORITY; COUNTERPARTS; FACSIMILES.**
- a. Tenant and Landlord each warrants and represents that the party signing this Lease has authority to enter into this Lease and to bind Tenant and Landlord, respectively, to the terms, covenants, and conditions contained herein. This Agreement may be executed and delivered by facsimile signature and in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Counterparts may be delivered via facsimile, electronic mail or other transmission method and any counterpart so delivered shall be deemed to have been duly and validly delivered and be valid and effective for all purposes.
30. **COMMISSION.**

- a. There shall be no claims from the agent Oakridge Realty and or Agent Justin Reuter for future compensation related to this transaction, building or property with the exception that Oakridge or Justin brings a buyer to purchase the facility.
31. **TRANSFERRABLE.**
- a. In the event of this property selling, the lease shall be transferable to the new property owner.

[SIGNATURES ON FOLLOWING PAGE]

SIGNATURE PAGE FOR LEASE AGREEMENT

IN WITNESS WHEREOF, the parties hereto have duly executed this lease in duplicate the day and year first above written.

TENANT

LANDLORD

By:

Logan Olsen

dotloop verified
03/26/26 2:13 PM CDT
BEDT-FLIC-BGAQ-JHLV

By:

Jody Droigk

dotloop verified
03/26/26 6:23 PM CDT
5RNV-QNHL-WB56-COJX

Name:

Logan Olsen

Name:

Its:

Owner of MidIowa Paintless Dent Removal

Its: