

COMMERICAL LEASE

THIS LEASE ("Lease") is entered into as of the February 1, 2026, between **Maura Eugeni ("Landlord")**, and **Rodney Logan and Ayanna Logan, ("Tenant")**.

In consideration of the mutual covenants stated below, and intending to be legally bound, the parties covenant and agree as follows:

1. PREMISES/LEASEHOLD IMPROVEMENTS. Landlord leases to Tenant and Tenant leases from Landlord the building ("**Premises**"), located at 81 Limekiln Pike, Glenside, PA, 19038 (together with the surrounding land on which it is located, the "**Building**").

The Premises shall be delivered to Tenant in "as is" condition.

2. TERM. The term of this Lease shall be for a period of Five Year ("**Term**") beginning on February 1, 2026 (the "**Commencement Date**") and ending on January 31, 2031 (the "**Expiration Date**"). On February 1, 2031 the lease shall revert to a month-to-month agreement which requires 30-day notice to terminate by either party.

3. UTILITIES PROVIDED. Landlord agrees to provide, cold water

4. TRASH AND RECYCLING. Landlord agrees to provide service which will be provided to the Tenant as an addition cost starting, March 1, 2026, Tenant agrees to One Hundred Fifty dollars (US \$150.00) to be paid with the monthly rental cost

RENT; SECURITY DEPOSIT. Tenant shall pay to Landlord annual divided monthly rental cost of One Thousand Two Hundred dollars (US \$1200.00) plus Trash and recycling monthly cost One Hundred Fifty (US \$150.00) due on the first day of every rental month for the entire Term of this lease. TENANT will be notified by Landlord on changed due to increase of property taxes and subjected to increase of provider services. Landlord will give 30-day notice prior to starting via email or written notice.

a. Late Fee. If any amount due under this Lease from Tenant is not paid to Landlord within 5 days of the date due, Tenant shall also pay as additional rent a late fee of five percent (5%) of the total payment then due.

b. Security Deposit. Tenant has paid a Security Deposit of One Thousand Two Hundred Dollars (US \$1,200.00) under this Lease (the "**Security Deposit**"), as security for the prompt and complete performance by Tenant of every provision of this Lease. No interest shall be paid to Tenant on the Security Deposit. Following an Event of Default, Landlord may use, apply or retain the whole or any part of the Security Deposit to the extent necessary to provide for the payment of (i) any rent or other sums of money which Tenant may not have paid when due, and/or (ii) any sum expended by Landlord in accordance with the provisions of this Lease on account of any Event of Default by Tenant. The use of the Security Deposit by Landlord shall not prevent Landlord from exercising any other remedy provided by this Lease or by law and shall not operate as either liquidated damages or as a limitation on any recovery to which Landlord may otherwise be entitled. If any portion of the Security Deposit is used, applied or retained by Landlord, Tenant agrees, within ten (10) days after the written demand therefor is made by

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Landlord, to deposit cash with the Landlord in an amount sufficient to restore the Security Deposit to its original amount. Within thirty (30) days following the Expiration Date or earlier termination of this Lease, the Security Deposit, or any balance thereof, shall be returned to Tenant. Upon the return of the Security Deposit to the Tenant, or the remaining balance thereof, Landlord shall be completely relieved of liability with respect to the Security Deposit. In the event of a transfer of the Building, Landlord shall have the right to transfer the Security Deposit to the transferee of the building and upon such transfer of the Security Deposit, Landlord shall be released by Tenant from all liability for the return of such Security Deposit. Upon the assumption of such Security Deposit by the transferee, Tenant agrees to look solely to the new landlord for the return of said Security Deposit.

5. SIGNS; USE OF PREMISES AND COMMON AREAS. Tenant may install, at Tenant's cost, signage only AFTER gaining Landlord's written approval, not to

6. be unreasonably withheld. No other signs shall be placed, erected or maintained by Tenant at any place upon the Premises or Building. Tenant's use of the Premises shall be limited to general office use and storage incidental thereto ("**Permitted Use**"). The Permitted Use shall be subject to all applicable laws and governmental rules and regulations and to all reasonable requirements of the insurers of the Building. Tenant shall not install in or for the Premises, any equipment that requires more electric current than is standard for the Permitted Use. Tenant shall have the right, non-exclusive and in common with others, to use (i) the exterior paved driveways and walkways for vehicular and pedestrian access, and (ii) the parking area for the parking of automobiles of Tenant and its employees and business visitors.

7. ENVIRONMENTAL MATTERS. Tenant shall not generate, manufacture, refine, transport, treat, store, handle, dispose, bring or otherwise cause to be brought or permit any of its agents, employees, contractors or invitees to bring in, on or about any part of the Premises or Building, any hazardous substance or hazardous waste in violation of applicable law.

8. TENANT'S ALTERATIONS. Tenant will not cut or drill into or secure any fixture, apparatus or equipment or make alterations, improvements or physical additions (collectively, "Alterations") of any kind to any part of the Premises, other than cosmetic alterations which do not cost more than five hundred dollars (\$500) per alteration or project, without first obtaining the written consent of Landlord, such consent not to be unreasonably withheld. Notwithstanding anything in this Lease to the contrary, at the termination of this Lease, Tenant shall remove all furniture, movable trade fixtures and equipment (including telephone, security and communication equipment, system wiring and cabling) installed by or for Tenant, its assignees or sublessees.

9. ASSIGNMENT AND SUBLETTING. Tenant shall not, without the prior written consent of Landlord and otherwise complying with the terms of this Section, assign this Lease or any interest herein or sublet the Premises or any part thereof. Any of the foregoing acts without such consent shall be void. If Tenant receives an offer from a third party for an assignment or sublease which is acceptable to Tenant, Tenant shall give notice to Landlord including the name, address and contact party for the proposed assignee or subtenant, the effective date of the proposed assignment or sublease (including the proposed occupancy date by the proposed assignee or sublessee), the consideration to be paid for the proposed assignment and in the instance of a proposed sublease, the rent to be paid by the proposed sublessee (which shall not be less than the rent at which Landlord is then offering to rent comparable space in the Project), the square footage to be subleased, a floor plan professionally drawn to scale depicting the proposed sublease area, and a statement of the duration of the proposed sublease (which shall in any and

all events expire by its terms prior to the scheduled expiration of this Lease, and immediately upon the sooner termination hereof). Landlord may, at its option, exercisable by notice given to Tenant within thirty (30) days next following Landlord's receipt of Tenant's notice, elect either (i) to approve the proposed assignment or sublease; (ii) to not approve the proposed assignment or sublease or (iii) to recapture the Premises for which Tenant is proposing a sublease or terminate this Lease in the event Tenant is proposing an assignment; provided, however, if Landlord elects to recapture the Premises or terminate this Lease, Tenant may withdraw Tenant's request for assignment or subletting by notice to Landlord given within ten (10) days of Landlord's notice. Notwithstanding the foregoing, Tenant may assign this Lease without Landlord's consent, upon notice to Landlord, to an entity that acquires more than fifty percent (50%) of Tenant's voting stock or assets or into which Tenant merges (such transferees being "**Permitted Transferees**"). Regardless of Landlord's consent, no subletting or assignment shall release Tenant of Tenant's obligation or alter the primary liability of Tenant to pay the Rent and to perform all other obligations to be performed by Tenant hereunder. Landlord shall be entitled to be reimbursed for legal fees and other costs which Landlord incurs in connection with a request by Tenant for consent to any sublet or assignment. In addition, If Landlord consents to a proposed assignment or sublease, then Tenant shall pay to Landlord a sum equal to fifty percent (50%) of any rent or any other profit, gain or consideration paid to Tenant by the assignee or subtenant in excess of the Rent to be paid by Tenant to Landlord pursuant to this Lease. All such sums will be payable to Landlord within ten (10) days after the corresponding payment to Tenant.

10. LANDLORD'S RIGHT OF ENTRY. Landlord and persons authorized by Landlord may enter the Premises at all reasonable times upon reasonable advance notice (or any time without notice in the case of an emergency). Landlord shall not be liable for inconvenience to or disturbance of Tenant by reason of any such entry; provided, however, that in the case of repairs or work, such shall be done, so far as practicable, so as to not unreasonably interfere with Tenant's use of the Premises.

11. REPAIRS AND MAINTENANCE. Tenant, at its sole cost and expense, shall keep and maintain the Premises in good order, repair and condition, free of rubbish, reasonable wear and tear and damage from casualty and condemnation excepted. Tenant shall be responsible for repairs and replacements to the Premises and the Building made necessary by reason of damage thereto caused by Tenant or Tenant's agents, servants, invitees or employees. Landlord shall maintain all plumbing and other fixtures, equipment and systems in the Premises, except those installed by Tenant. Landlord shall replace lighting fixtures, lamp ballasts and bulbs when broken. Landlord shall provide extermination and pest control, when necessary.

12. INDEMNIFICATIONS; SUBROGATION. To the extent that state and/or federal laws limit the terms and conditions of this clause, it shall be deemed so limited to comply with such state and/or federal law. This clause shall survive termination of this Lease. Tenant shall indemnify and hold harmless the Landlord, and its agents and employees (the "Indemnified Parties") of any of them from and against claims, damages, losses, and expenses, including but not limited to attorneys' fees, arising out of or resulting from occupancy of the Premises, provided that such claim, damage, loss, or expense is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property but only to the extent caused by the negligent acts or omissions of the Tenant, anyone directly or indirectly employed by Tenant or anyone for whose acts Tenant may be liable, regardless of whether or not such claim, damage, loss, expense, is caused in whole or in part by any Indemnified Parties. Such obligation shall not be construed to negate, abridge, or reduce other rights, obligations or indemnity which would otherwise exist as to a party or person described in this Indemnification.

Tenant further releases Landlord from all liability for damage to or loss of any property of Tenant or any third party that may result from the leakage of water into the Premises, or from any other cause unless resulting solely from the negligence of Landlord, its agents or employees.

Landlord will be responsible for and hereby relieves Tenant from and indemnifies, defends and holds Tenant harmless against all liability by reason of any injury, damage or loss to any person or property that occurs in the common areas or in other parts of the Building excluding the Premises, to the extent it receives insurance proceeds, except for injury, damage or loss which results from the negligence or willful acts of Tenant.

These Indemnification provisions shall survive the termination of this Lease.

Notwithstanding any other provision herein, Landlord and Tenant hereby release each other, to the extent of the other's insurance coverage, from liability of loss or damage to the property of the party granting such release, even if the loss or damage occurred through the negligence of such other party or its agents, servants, invitees or employees. Each party will cause its policies of insurance to contain a clause to the effect that this release does not affect such policy or the rights of the insured to recover thereunder.

13. FIRE DAMAGE. If (i) the casualty damage is of a nature or extent that, in Landlord's reasonable judgment, the repair and restoration work would require more than one hundred eighty (180) consecutive days to complete after the casualty (assuming normal work crews not engaged in overtime), or (ii) more than thirty percent (30%) of the total area of the Building is extensively damaged, or (iii) the casualty occurs in the last twelve months of the Term and Tenant has not exercised a renewal right or (iv) insurance proceeds are unavailable or insufficient, Landlord or Tenant shall have the right to terminate this Lease and all the unaccrued obligations of the parties hereto, by sending written notice of such termination to the other party within thirty (30) days of the date of casualty. Such notice is to specify a termination date no less than fifteen (15) days after its transmission. In the event of damage or destruction to the Premises or any part thereof and neither party has terminated this Lease, Tenant's obligation to pay Rent shall be equitably adjusted or abated based on Tenant's ability to use the Premises, as determined by Landlord in Landlord's reasonable discretion.

14. SUBORDINATION; RIGHTS OF MORTGAGEE. At the election of any holder of any mortgage now or hereafter placed upon the Premises and/or the Building and/or the Project (collectively the "**Mortgagee**"), this Lease shall be subordinate at all times to the lien of any mortgages now or hereafter placed upon the Premises, the Building and/or the Project and the land of which they are a part without the necessity of any further instrument or act on the part of Tenant to effectuate such subordination. Tenant further agrees to execute and deliver within ten (10) days of demand such further instrument evidencing such subordination and attornment as shall be reasonably required by any mortgagee. In the event Landlord shall be or is alleged to be in default of any of its obligations owing to Tenant under this Lease, Tenant agrees to give to the Mortgagee notice by overnight mail of any such default which Tenant shall have served upon Landlord, provided that Landlord has given Tenant the name and address of the Mortgagee prior to such default. Tenant shall not be entitled to exercise any right or remedy as there may be because of any default by Landlord without having given such notice to the Mortgagee; and Tenant further agrees that if Landlord shall fail to cure such default the Mortgagee shall have forty-five (45) additional days within which to cure such default. Tenant agrees to execute and/or deliver any additional documents or instruments as Mortgagee may reasonably request.

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15. CONDEMNATION. If in Landlord's reasonable judgment a taking renders the Building unsuitable for continued operation, this Lease shall, at Landlord's option by notice to Tenant, provided that Landlord terminate the leases of all tenants similarly situated to Tenant as the result of such taking, terminate as of the date title to the condemned real estate vests in the condemner, and the Rent herein reserved shall be apportioned and paid in full by Tenant to Landlord to that date and all Rent prepaid for any period beyond that date shall forthwith be repaid by Landlord to Tenant and neither party shall thereafter have any liability hereunder. If this Lease is not terminated after any such taking or condemnation, the Rent shall be equitably reduced in proportion to the area of the Premises that has been taken for the balance of the Term. Tenant shall have the right to make a claim against the condemner for moving expenses and business dislocation damages to the extent that such claim does not reduce the sums otherwise payable by the condemner to Landlord. If twenty-five percent (25%) or more of the Premises are taken, Tenant, at Tenant's option, may terminate this Lease as of the date that title to the condemned real estate vests in the condemner, and the Rent herein reserved shall be apportioned and paid in full by Tenant to Landlord to that date and all Rent prepaid for any period beyond that date shall forthwith be repaid by Landlord to Tenant and neither party shall thereafter have any liability hereunder.

16. ESTOPPEL CERTIFICATE. Tenant will certify, without charge, at any time and from time to time hereafter, within ten (10) days after request by Landlord, by a written instrument duly executed and acknowledged, as to the validity and force and effect of this Lease, as to the existence of any default on the part of either Landlord or Tenant, as to the existence of any offsets, counterclaims or defenses thereto on the part of Tenant, and as to any other matters that may reasonably be requested by Landlord.

17. DEFAULT. If: (i) Tenant fails to pay any installment of Rent within three (3) business days following the date it has received notice from Landlord that such payment is past due (provided, however that (a) if Tenant defaults on any payment required under this Lease more than two (2) times in any twelve (12) month period after receiving such notice, Landlord shall not be required to give any further notice to Tenant for any failure of Tenant to make any payment under this Lease; and (b) the late fee set forth in Article 3 hereof shall be due on the first day after such payment is due regardless of the foregoing grace period); (ii) Tenant "vacates" the Premises (other than in the case of a permitted subletting or assignment) or permits the same to be unoccupied, or to be occupied by anyone other than Tenant, or defaults under Section 9 hereof; (iii) Tenant fails to bond over a construction or mechanics lien attached to the Building as the result of work performed at the Building at Tenant's direction for a claim arising by, through or under Tenant within ten (10) business days of demand; (iv) Tenant becomes insolvent, makes an assignment for the benefit of creditors, files or has filed against it a petition in bankruptcy, bill in equity, or other proceeding for the appointment of a receiver or trustee for its property, or if proceeding for reorganization or composition with creditors under any law is instituted by or against Tenant; or (v) Tenant fails to observe or perform any of Tenant's other non-monetary agreements or obligations herein contained within thirty (30) days after written notice specifying the default, or the expiration of such additional time period as is reasonably necessary to cure such default, provided Tenant promptly commences and thereafter proceeds with all due diligence and in good faith to cure such default; then, in any such event, an "Event of Default" shall have occurred and Tenant shall be in default hereunder.

If an Event of Default shall occur, the following provisions shall apply and Landlord shall have, in addition to all other rights and remedies available at law or in equity, including the right to terminate the Lease, the rights and remedies set forth herein, which may be exercised upon or at any time following the occurrence of an Event of Default.

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I. Acceleration of Rent. By notice to Tenant, Landlord shall have the right to accelerate all Rent and all expense due hereunder and otherwise payable in installments over the remainder of the Term; and the amount of accelerated rent to the termination date, without further notice or demand for payment, shall be due and payable by Tenant within five (5) days after Landlord has so notified Tenant. Additional rent, which has not been included, in whole or in part, in accelerated rent, shall be due and payable by Tenant during the remainder of the Term, in the amounts and at the times otherwise provided for in this Lease. Landlord's right to accelerate rent under this section shall be subject to Tenant receiving written notice of default after the date which is ten (10) days after the due date, and ten (10) additional days after written notice of default to cure the default.

II. Landlord's Damages. The damages which Landlord shall be entitled to recover from Tenant shall be the sum of: (i) all Rent accrued and unpaid as of the termination date; and (ii)(a) all costs and expenses reasonably incurred by Landlord in recovering possession of the Premises, including reasonable legal fees, and removal and storage of Tenant's property, (ii)(b) the reasonable costs and expenses of restoring the Premises to the condition in which the same were to have been surrendered by Tenant as of the expiration of the Term, and (ii)(c) the costs of re-letting commissions; and (iii) all Rent otherwise payable by Tenant over the remainder of the term as reduced to present value, deducting from the total determined under subsections (i), (ii) and (iii) above, all Rent which Landlord receives from other tenant(s) by reason of the leasing of the Premises during any period falling within the otherwise remainder of the Term. Landlord shall have the right, but no duty or liability, to mitigate its damages or rent the Premises to anyone other than Tenant. Any re-letting shall not be a termination of Tenant's obligations under the Lease, and without Landlord expressly terminating the Lease, Tenant shall remain liable for all Rent due.

18. Landlord's Right to Cure. Without limiting the generality of the foregoing, during the continuance of an Event of Default, Landlord may, in addition to any other rights it may have in law or in equity, cure such default on behalf of Tenant, and Tenant shall reimburse Landlord upon demand for any reasonable sums paid or reasonable costs incurred by Landlord in curing such default, including reasonable attorneys' fees and other legal expenses, together with interest at 12% per annum ("**Default Rate**") from the dates of Landlord's incurring of costs or expenses.

19. Interest on Damage Amounts. Any sums payable by Tenant hereunder, which are not paid after the same shall be due, shall bear interest at the Default Rate.

20. No Waiver by Landlord. No delay or forbearance by Landlord in exercising any right or remedy hereunder, or Landlord's undertaking or performing any act or matter which is not expressly required to be undertaken by Landlord shall be construed, respectively, to be a waiver of Landlord's rights or to represent any agreement by Landlord to undertake or perform such act or matter thereafter. Waiver by Landlord of any breach by Tenant of any covenant or condition herein contained (which waiver shall be effective only if so expressed in writing by Landlord) or failure by Landlord to exercise any right or remedy in respect of any such breach shall not constitute a waiver or relinquishment for the future of Landlord's right to have any such covenant or condition duly performed or observed by Tenant, or of Landlord's rights arising because of any subsequent breach of any such covenant or condition nor bar any right or remedy of Landlord in respect of such breach or any subsequent breach. No delay or forbearance by Tenant in exercising any right or remedy hereunder, or Tenant's undertaking or performing any act or matter which is not expressly required to be undertaken by Tenant shall be construed, respectively, to be a waiver of Tenant's rights or to represent any agreement by Tenant to undertake or

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perform such act or matter thereafter. Waiver by Tenant of any breach by Landlord of any covenant or condition herein contained (which waiver shall be effective only if so expressed in writing by Tenant) or failure by Tenant to exercise any right or remedy in respect of any such breach shall not constitute a waiver or relinquishment for the future of Tenant's right to have any such covenant or condition duly performed or observed by Landlord, or of Tenant's rights arising because of any subsequent breach of any such covenant or condition nor bar any right or remedy of Tenant in respect of such breach or any subsequent breach.

In addition to, and not in lieu of any of the foregoing rights granted to Landlord:

TENANT HEREBY EMPOWERS ANY, PROTHONOTARY, CLERK OF COURT OR ATTORNEY OF ANY COURT OF RECORD TO APPEAR FOR TENANT IN ANY AND ALL ACTIONS WHICH MAY BE BROUGHT FOR ANY RENT, OR ANY CHARGES HEREBY RESERVED OR DESIGNATED AS RENT OR ANY OTHER SUM PAYABLE BY TENANT TO LANDLORD UNDER OR BY REASON OF THIS LEASE, INCLUDING, WITHOUT LIMITATION, ANY SUM PAYABLE HEREUNDER, AND TO SIGN FOR TENANT AN AGREEMENT FOR ENTERING IN ANY COMPETENT COURT AN ACTION OR ACTIONS FOR THE RECOVERY OF SAID RENT, CHARGES AND OTHER SUMS, AND IN SAID SUIT OR IN SAID ACTION OR ACTIONS TO CONFESS JUDGMENT AGAINST TENANT FOR ALL OR ANY PART OF THE RENT SPECIFIED IN THIS LEASE AND THEN UNPAID INCLUDING, AT LANDLORD'S OPTION, THE RENT FOR THE ENTIRE UNEXPIRED BALANCE OF THE TERM OF THIS LEASE, AND FOR ALL OR ANY PART OF ANY OTHER OF SAID CHARGES OR SUMS, AND FOR INTEREST AND COSTS TOGETHER WITH REASONABLE ATTORNEY'S FEES OF 5%. SUCH AUTHORITY SHALL NOT BE EXHAUSTED BY ONE EXERCISE THEREOF, BUT JUDGMENT MAY BE CONFESSED AS AFORESAID FROM TIME TO TIME AS OFTEN AS ANY OF SAID RENT OR SUCH OTHER SUMS, CHARGES, PAYMENTS, COSTS AND EXPENSES SHALL FALL DUE OR BE IN ARREARS, AND SUCH POWERS MAY BE EXERCISED AS WELL AFTER THE EXPIRATION OF THE TERM OR DURING ANY EXTENSION OR RENEWAL OF THIS LEASE.

WHEN THIS LEASE OR TENANT'S RIGHT OF POSSESSION SHALL BE TERMINATED BY COVENANT OR CONDITION BROKEN, OR FOR ANY OTHER REASON EITHER DURING THE TERM OF THIS LEASE OR ANY RENEWAL OR EXTENSION THEREOF, AND ALSO WHEN AND AS SOON AS THE TERM HEREBY CREATED OR ANY EXTENSION THEREOF SHALL HAVE EXPIRED, IT SHALL BE LAWFUL FOR ANY ATTORNEY AS ATTORNEY FOR TENANT TO FILE AN AGREEMENT FOR ENTERING IN ANY COMPETENT COURT AN ACTION TO CONFESS JUDGMENT IN EJECTMENT AGAINST TENANT AND ALL PERSONS CLAIMING UNDER TENANT, WHEREUPON, IF LANDLORD SO DESIRES, A WRIT OF EXECUTION OR OF POSSESSION MAY ISSUE FORTHWITH, WITHOUT ANY PRIOR WRIT OF PROCEEDINGS, WHATSOEVER, AND PROVIDED THAT IF FOR ANY REASON AFTER SUCH ACTION SHALL HAVE BEEN COMMENCED THE SAME SHALL BE DETERMINED AND THE POSSESSION OF THE PREMISES HEREBY DEMISED REMAIN IN OR BE RESTORED TO TENANT, LANDLORD SHALL HAVE THE RIGHT UPON ANY SUBSEQUENT DEFAULT OR DEFAULTS, OR UPON THE TERMINATION OF THIS LEASE AS HEREINBEFORE SET FORTH, TO BRING ONE OR MORE ACTION OR ACTIONS AS HEREINBEFORE SET FORTH TO RECOVER POSSESSION OF THE SAID PREMISES.

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In any action to confess judgment in ejectment, Landlord shall first cause to be filed in such action an affidavit made by it or someone acting for it setting forth the facts necessary to authorize the entry of judgment, of which facts such affidavit shall be conclusive evidence, and if a true copy of this Lease (and of the truth of the copy such affidavit shall be sufficient evidence) be filed in such action, it shall not be necessary to file the original as a warrant of attorney, any rule of Court, custom or practice to the contrary notwithstanding.

 INITIAL). **TENANT WAIVER. TENANT SPECIFICALLY ACKNOWLEDGES THAT TENANT HAS VOLUNTARILY, KNOWINGLY AND INTELLIGENTLY WAIVED CERTAIN DUE PROCESS RIGHTS TO A PREJUDGMENT HEARING BY AGREEING TO THE TERMS OF THE FOREGOING PARAGRAPHS REGARDING CONFESSION OF JUDGMENT. TENANT FURTHER SPECIFICALLY AGREES THAT IN THE EVENT OF DEFAULT, LANDLORD MAY PURSUE MULTIPLE REMEDIES INCLUDING OBTAINING POSSESSION PURSUANT TO A JUDGMENT BY CONFESSION. IN SUCH EVENT AND SUBJECT TO THE TERMS SET FORTH HEREIN, LANDLORD SHALL PROVIDE FULL CREDIT TO TENANT FOR ANY MONTHLY CONSIDERATION THAT LANDLORD RECEIVES FOR THE LEASED PREMISES IN MITIGATION OF ANY OBLIGATION OF TENANT TO LANDLORD FOR THAT MONEY. FURTHERMORE, TENANT SPECIFICALLY WAIVES ANY CLAIM AGAINST LANDLORD AND LANDLORD'S COUNSEL FOR VIOLATION OF TENANT'S CONSTITUTIONAL RIGHTS IN THE EVENT THAT JUDGMENT IS CONFESSED PURSUANT TO THIS LEASE.**

21. SURRENDER. Tenant shall, at the expiration of the Term or any renewal or extension thereof, promptly vacate and surrender the Premises in the same condition in which Tenant has agreed to keep it during the Term hereof. Tenant shall have no right to hold over beyond the expiration of the Term and should Tenant continue to occupy the Premises or any part of the Building or Project after the expiration of the original Lease term, or any renewal or extension thereof, such holding over shall constitute, a default situation wherein the monthly Rent shall increase to 200% of the highest monthly Fixed Rent, including additional rent, under this Lease. All other terms, covenants and conditions of this Lease shall remain in full force and effect during any holdover period. Tenant shall also be responsible to Landlord for all damages suffered by Landlord as a consequence of Tenant's failure to vacate and surrender possession of the Premises when required including, without limitation, all rents and other revenues which Landlord is thereby unable to realize.

22. GOVERNMENTAL REGULATIONS. Tenant shall, in the use and occupancy of the Premises and the conduct of Tenant's business or profession therein, at all times comply with all laws, ordinances, orders, notices, rules and regulations of the federal, state and municipal governments applicable to Tenant's specific use of the Premises. Landlord shall be responsible for compliance with Title III of the Americans with Disabilities Act of 1990, 42 U.S.C. §12181 et seq. and its regulations, (collectively, the "ADA") (i) as to the design and construction of exterior common areas (e.g. sidewalks and parking areas) and (ii) with respect to the initial and subsequent design and construction by Landlord. Except as set forth above in the initial sentence hereto, Tenant shall be responsible for compliance with the ADA in all other respects concerning Tenant's specific use and occupancy of the Premises, which compliance shall include, without limitation (i) provision for full and equal enjoyment of the goods, services, facilities, privileges, advantages or accommodations of the Premises as contemplated by and to the extent required by the ADA, (ii) compliance relating to requirements under the ADA or amendments thereto arising after the date of this Lease and (iii) compliance relating to the design, layout, renovation,

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redecorating, refurbishment, alteration, or improvement to the Premises made or requested by Tenant at any time following delivery of the Premises to Tenant.

23. NOTICES. Wherever a notice is required, notice shall be deemed to have been duly given if in writing and either: (i) personally served; (ii) delivered by pre-paid nationally recognized overnight courier service; (iii) forwarded by Registered or Certified mail, return receipt requested, postage prepaid; (iv) facsimile with a copy mailed by first class U.S. mail or (v) e-mailed with evidence of receipt and delivery of a copy of the notice by first class mail; in all such cases addressed to the parties at the following addresses:

Tenant:

Rodney Logan
Ayanna Logan
d/b/a Sound Genius Recordings
1024 Lifford Road
Cheltenham, Pa., 19012
ea@soundgeniusrecordings.com

Landlord:

Maura Eugeni
74 Splitrail Lane
Blue Bell, Pa., 19422
Maura.Eugeni@gmail.com
267-255-5836

Each such notice shall be deemed to have been given to or served upon the party to which addressed on the date the same is delivered or delivery is refused. Notices given by a party's attorney shall be deemed given by such party.

23. BROKERS. Tenant represents and warrants to Landlord that Tenant has had no dealings, negotiations or consultations with respect to this transaction with any broker or finder. Landlord represents and warrants to Tenant that Landlord has had no dealings, negotiations or consultations with respect to this transaction with any broker or finder. Each party agrees to indemnify and hold the other harmless from and against all liability, cost and expense, including attorney's fees and court costs, arising out of any misrepresentation or breach of warranty under this Article.

24. LANDLORD'S LIABILITY. Landlord's obligations hereunder shall be binding upon Landlord only for the period of time that Landlord is in ownership of the Building; and, upon termination of that ownership, Tenant, except as to any obligations which are then due and owing shall look solely to Landlord's successor in interest in the Building for the satisfaction of each and every obligation of Landlord hereunder. Landlord shall have no personal liability under any of the terms, conditions or covenants of this Lease and Tenant shall look solely to the equity of Landlord in the Building for the satisfaction of any claim, remedy or cause of action accruing to Tenant as a result of the breach of

any section of this Lease by Landlord. In addition to the foregoing, no recourse shall be had for an obligation of Landlord hereunder, or for any claim based thereon or otherwise in respect thereof, against any past, present or future trustee, member, partner, shareholder, officer, director, partner, agent or employee of Landlord, whether by virtue of any statute or rule of law, or by the enforcement of any assessment or penalty or otherwise, all such other liability being expressly waived and released by Tenant with respect to the above-named individuals and entities.

25. MISCELLANEOUS PROVISIONS.

a. Successors. The respective rights and obligations provided in this Lease shall bind and inure to the benefit of the parties hereto, their successors and assigns; provided, however, that no rights shall inure to the benefit of any successors or assigns of Tenant unless Landlord's written consent for the transfer to such successor and/or assignee has first been obtained as provided in Paragraph 7 hereof, other than Permitted Transferees;

b. Governing Law. This Lease shall be construed, governed and enforced in accordance with the laws of the Commonwealth of Pennsylvania, without regard to principles relating to conflicts of law;

c. Entire Agreement. This Lease, including the Exhibits hereto, supersedes any prior discussions, proposals, negotiations and discussions between the parties and the Lease contains all the agreements, conditions, understandings, representations and warranties made between the parties hereto with respect to the subject matter hereof, and may not be modified orally or in any manner other than by an agreement in writing signed by both parties hereto or their respective successors in interest. Without in any way limiting the generality of the foregoing, this Lease can only be extended pursuant to the terms hereof, with the due exercise of an option (if any) contained herein pursuant to a written agreement signed by both Landlord and Tenant specifically extending the term. No negotiations, correspondence by Landlord or offers to extend the term shall be deemed an extension of the termination date for any period whatsoever;

d. Time of the Essence. TIME IS OF THE ESSENCE IN ALL PROVISIONS OF THIS LEASE, INCLUDING ALL NOTICE PROVISIONS TO BE PERFORMED BY OR ON BEHALF OF TENANT;

e. Accord and Satisfaction. No payment by Tenant or receipt by Landlord of a lesser amount than any payment of Rent herein stipulated shall be deemed to be other than on account of the earliest stipulated Rent due and payable hereunder, nor shall any endorsement or statement or any check or any letter accompanying any check or payment as Rent be deemed an accord and satisfaction. Landlord may accept such check or payment without prejudice to Landlord's right to recover the balance of such Rent or pursue any other right or remedy provided for in this Lease, at law or in equity.

f. Force Majeure. If by reason of strikes or other labor disputes, fire or other casualty (or reasonable delays in adjustment of insurance), accidents, orders or regulations of any Federal, State, County or Municipal authority, or any other cause beyond either party's reasonable control, such party is unable to furnish or is delayed in furnishing any utility or service required to be furnished by such party under the provisions of this Lease or is unable to perform or make or is delayed in performing or making any installations, decorations, repairs, alterations, additions or improvements, or is unable to fulfill or is

delayed in fulfilling any of such party's other obligations under this Lease excluding the payment of money, no such inability or delay shall constitute an actual or constructive eviction, in whole or in part, or entitle Tenant to any abatement or diminution of Rent, or relieve the other party from any of its obligations under this Lease, or impose any liability upon such party or its agents, by reason of inconvenience or annoyance to Tenant, or injury to or interruption of Tenant's business, or otherwise; provided that the affected party shall use reasonable efforts to mitigate the effects of such event.

g. Authority. Tenant represents and warrants that (a) Tenant is duly organized, validly existing and legally authorized to do business in the Commonwealth of Pennsylvania, and (b) the persons executing this Lease on behalf of Tenant are duly authorized to execute and deliver this Lease on behalf of Tenant. Landlord represents and warrants that (a) Landlord is duly organized, validly existing and legally authorized to do business in the Commonwealth of Pennsylvania, and (b) the persons executing this Lease on behalf of Landlord are duly authorized to execute and deliver this Lease on behalf of Landlord.

h. Quiet Enjoyment. Provided Tenant has materially performed all of its obligations hereunder, Tenant shall peaceably and quietly hold and enjoy the Premises for the Term, without hindrance from Landlord or any party claiming by, through, or under Landlord, subject to the terms and conditions of this Lease.

i. Landlord's Fees. Whenever Tenant requests Landlord to take any action or give any consent required or permitted under this Lease, Tenant will reimburse Landlord for Landlord's reasonable costs incurred in reviewing the proposed action or consent, including without limitation reasonable attorneys', engineers', or architects' fees, within thirty (30) days after Landlord's delivery to Tenant of a statement of such costs, except for Tenant enforcement of Landlord performance under this Lease. Tenant will be obligated to make such reimbursement without regard to whether Landlord consents to any such proposed action.

j. Confidentiality. Tenant acknowledges that the terms and conditions of this Lease are to remain confidential for Landlord's benefit, and may not be disclosed by Tenant to anyone, other than Tenant's attorneys, accountants, advisors, officers, and directors, by any manner or means, directly or indirectly, without Landlord's prior written consent. The consent by Landlord to any disclosures shall not be deemed to be a waiver on the part of Landlord of any prohibition against any future disclosure.

26. WAIVER OF ACTS OF ASSEMBLY. If proceedings shall be commenced by Landlord to recover possession under the Acts of Assembly, either at the end of a term or for non-payment of rent or otherwise, Tenant expressly waives all rights to notice in excess of five (5) days required by any Act of Assembly, including the Act of April 6, 1951, P.L. 69, Article 5, Section 501, as amended, and agrees that in either or any such case, five (5) days notice shall be sufficient. Without limitation of or by the foregoing, Tenant hereby waives any and all demands, notices of intention and notice of action or proceedings which may be required by law to be given or taken prior to any entry or re-entry by summary proceedings, ejectment or otherwise, by Landlord, except as hereinbefore expressly provided with respect to the five (5) days notice, and provided further that this shall not be construed as a waiver by Tenant of any other notices to which Tenant is expressly entitled under the Lease.

27. JURY TRIAL WAIVER. LANDLORD AND TENANT HEREBY ACKNOWLEDGES AND AGREES THAT ANY CONTROVERSY WHICH MAY ARISE UNDER

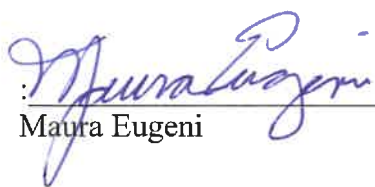
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THIS AGREEMENT OR THE RELATIONSHIP HEREBY ESTABLISHED WOULD BE BASED UPON DIFFICULT AND COMPLEX ISSUES, AND THEREFORE, KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVES ANY RIGHT, IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY LITIGATION ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS LEASE, OR THE RELATIONSHIP, WITH LANDLORD. TENANT HEREBY CERTIFIES THAT NO REPRESENTATIVE OR AGENT OF LANDLORD (INCLUDING THEIR COUNSEL) HAS REPRESENTED, EXPRESSLY OR OTHERWISE, THAT LANDLORD WOULD NOT, IN THE EVENT OF SUCH LITIGATION, SEEK TO ENFORCE THIS WAIVER OF RIGHT TO JURY TRIAL. TENANT ACKNOWLEDGES THAT LANDLORD HAS BEEN INDUCED TO MAKE THE LEASE BY, INTER ALIA, THE PROVISIONS OF THIS SECTION. TENANT FURTHER CERTIFIES THAT IT HAS BEEN REPRESENTED BY (OR HAS HAD THE OPPORTUNITY TO BE REPRESENTED) IN THE SIGNING OF THIS LEASE AND IN THE MAKING OF THE WAIVER BY INDEPENDENT LEGAL COUNSEL, SELECTED OF ITS OWN FREE WILL, AND THAT IT HAS HAD THE OPPORTUNITY TO DISCUSS THE WAIVER WITH COUNSEL. TENANT FURTHER CERTIFIES THAT IT HAS READ AND UNDERSTANDS THE MEANING AND EFFECT OF THIS WAIVER.

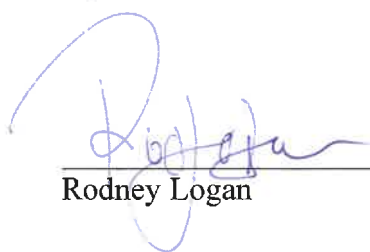
28. CONSENT TO JURISDICTION. Tenant hereby consents to the exclusive jurisdiction of the state courts located in Montgomery County, Pennsylvania, and to the federal courts located in the Eastern District of Pennsylvania.

IN WITNESS WHEREOF, the parties hereto have executed this Lease, under Seal, the day and year first above written.

LANDLORD:

 3/8/26
Maura Eugeni Date

TENANTS:

 3/8/26
Rodney Logan Date

 3/8/26
Ayanna Logan Date