

STATE OF NORTH CAROLINA
COUNTY OF Wake

LEASE AGREEMENT

THIS LEASE AGREEMENT is made and entered into as of this 1st day of August 2022, by and between 1960 Properties, LLC., (hereinafter referred to as "Landlord") and Mohamed Idris Hassan DBA Pup Smoke & Vape 3 (hereinafter referred to as "Tenants").

WITNESSETH:

WHEREAS Landlord is the owner of that certain parcel of real estate located at 3819 NC-87 Suite 87, Sanford, NC 27332, such parcel of real estate and the buildings, all parking areas, driveways, sidewalks and other improvements constructed thereon (hereinafter referred to as "Premises"); and

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, including, without limitations, the covenant to pay rent and other good and valuable considerations, Landlord and Tenant hereby agree as follows:

1. Premises. Landlord leases to Tenant and Tenant leases from Landlord the Premises, containing approximately 3,500 +/- square feet, together with parking area, driveways and sidewalks pertaining to that portion of Premises.

2. Term. The initial term of this Lease shall be for a period of Five (5) Year(s) and shall commence on the 1st day of August 2022 and shall end on the last day of July 2027. Tenant shall have remainder of August 2022 RENT FREE.

3. Rent. The subject Premises total annual base rental shall be \$84,000.00 payable in monthly installments. Tenant shall pay one-twelfth (1/12) of said annual amount the sum of \$7,000.00, due payable in advance before or on the first day of each calendar month during the Lease term

Tenant will pay all rent and other charges herein prescribed to: 1960 Properties, LLC at 300 Black Belt World Dr., Suite #200, Knightdale, NC 27545, or to such place as shall be designated by Landlord.

If Tenant shall fail to pay, when due and payable, any rent or any additional amounts or other charges which are payable to Landlord by the terms of this Lease within five (5) days of the date such installment or payment is due, Tenant shall be assessed an additional 5% penalty. If you are late you are expected to include this late charge in with your rent, if you do not, you will be billed for this amount. In addition, Tenant shall pay Landlord for any check returned by Tenant's bank for insufficient funds or any other reason in the amount of \$25.00.

4. Deposit. Tenant shall pay a two month's security deposit of \$7,000.00. Deposit shall be refundable as long as Tenant fulfills all terms and conditions set forth in the Lease and leaves building in satisfac

IN WITNESS WHEREOF, the Landlord and Tenant have caused this Lease to be executed and delivered on the date hereinabove set out.

LANDLORD: 1960 Properties, LLC.

By: Suk H Ho 08/01/2022
Suk H Ho Date

TENANT: Mohamed Idris Hassan (DBA Pup Smoke & Vape 3)

By: Mohamed Idris Hassan 08/01/22
Mohamed Idris Hassan Date

Home Address: 730 Gateway Park Dr., Apt 301, Raleigh, NC 27601
Phone: 919-449-6875