

COMMERCIAL LEASE AGREEMENT

This Commercial Lease Agreement ("Agreement") is made on **9/1/2025** between:

- **Landlord: Guillermo Mateo Morales**, ("Landlord")
- **Tenant: Pacomia Pavon Sanchez**, doing business as **ELLIE'S ANTOJITOS DULCES Y SALADOS** ("Tenant").

Property Address:

204 E. Jackson Blvd, Suite A, Erwin, North Carolina 28339 ("Premises").

1. Term

- 1.1 **Lease Term:** The lease will begin on **9/1/2025** and end on **8/31/2027** ("Term").
- 1.2 Tenant may not extend the Term without written approval from the Landlord.

2. Rent

- 2.1 Tenant agrees to pay monthly rent of **\$500** due on the **1st day** of each month.
- 2.2 Rent will be paid to Landlord at:
[Landlord mailing address or "204 E. Jackson Blvd, Suite A, Erwin, NC"]
or at another place designated in writing by Landlord.

3. Use of Premises

- 3.1 Premises will be used **only as a Mexican Snack Bar** selling prepared snacks and beverages such as fruit cups, maruchan, esquites, tostilocos, desserts, coffee, smoothies, sodas, chips and similar items, and for no other purpose without Landlord's written consent.
- 3.2 Tenant shall comply with all **zoning, health, sanitation, fire and building codes**.

4. Condition of Premises / Changes

- 4.1 Tenant accepts the Premises "**as-is**".
- 4.2 Tenant will **not make structural changes** to the building without written approval from Landlord and, if required, permits from the County/Town.
- 4.3 Any fixtures or equipment installed by Tenant will remain Tenant's property unless otherwise agreed in writing.

5. Utilities

5.1 Tenant will be responsible for the following utilities (check/complete as needed):

- Electricity
- Water / Sewer
- Trash
- Internet / Phone

- Other: _____
5.2 Any utilities remaining in Landlord's name that are used by Tenant may be billed back monthly.

6. Maintenance & Repairs

6.1 Tenant will keep the Premises **clean, sanitary, and in good order**, including all equipment used for the snack bar.

6.2 Landlord is responsible for major structural components (roof, exterior walls, foundation) unless damage is caused by Tenant's misuse or negligence.

6.3 Tenant must promptly notify Landlord of conditions requiring repair.

7. Compliance with Laws

Tenant must comply with all **local, state, and federal laws**, including permits and inspections required by:

- Town of Erwin
- Harnett County Development Services / Health & Sanitation
- Fire Marshal and Building Code officials

8. Entry by Landlord

Landlord may enter the Premises at reasonable times to **inspect, repair, or show** the space to potential buyers or future tenants, with reasonable notice to Tenant except in emergencies.

9. Entire Agreement

This Agreement contains the entire understanding of the parties and may only be changed in writing signed by both Landlord and Tenant.

Landlord:

Signature: GUILLERMO MATEO

Name: **Guillermo Mateo Morales**

Date: **9/1//2025**

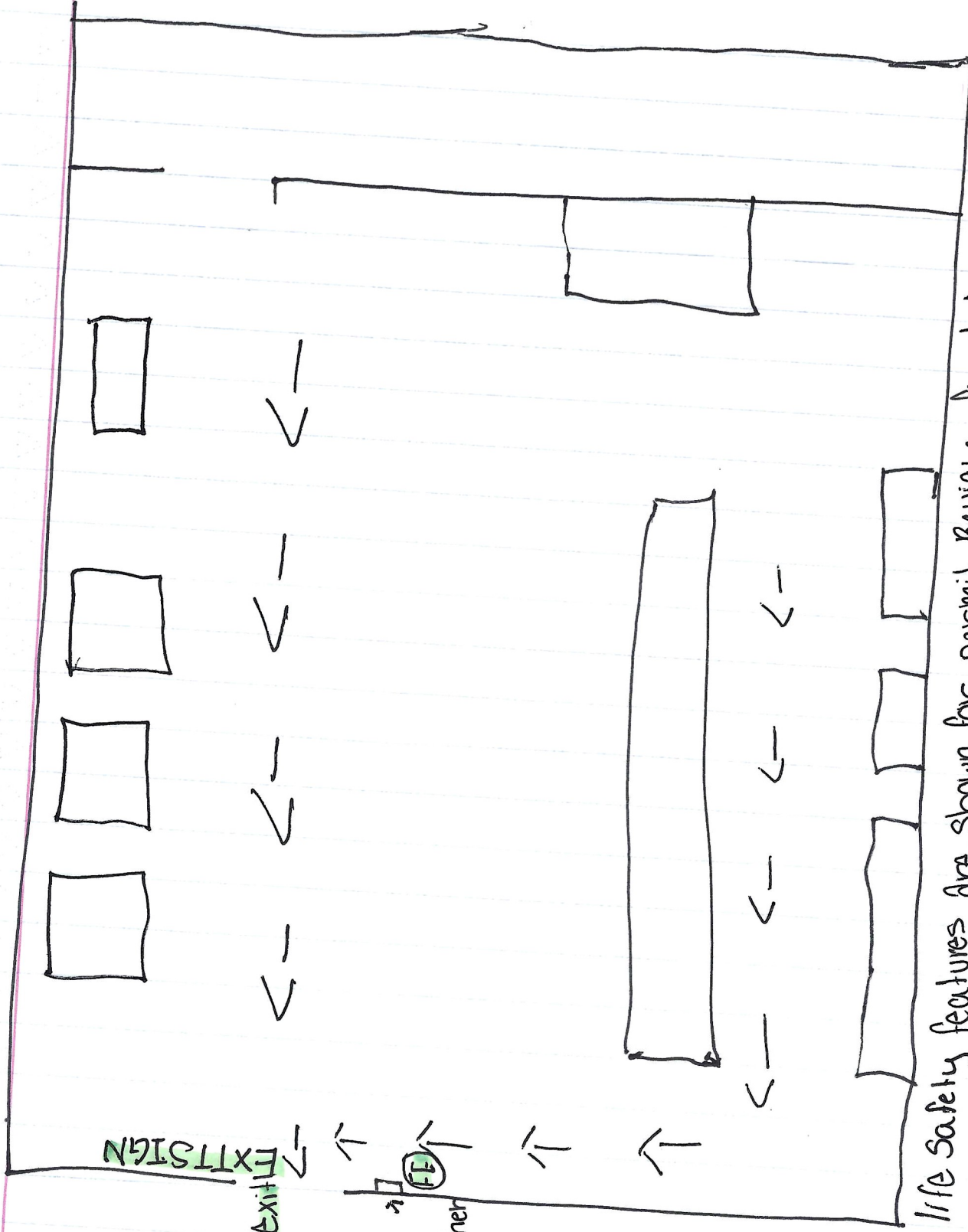
Tenant:

Signature: _____

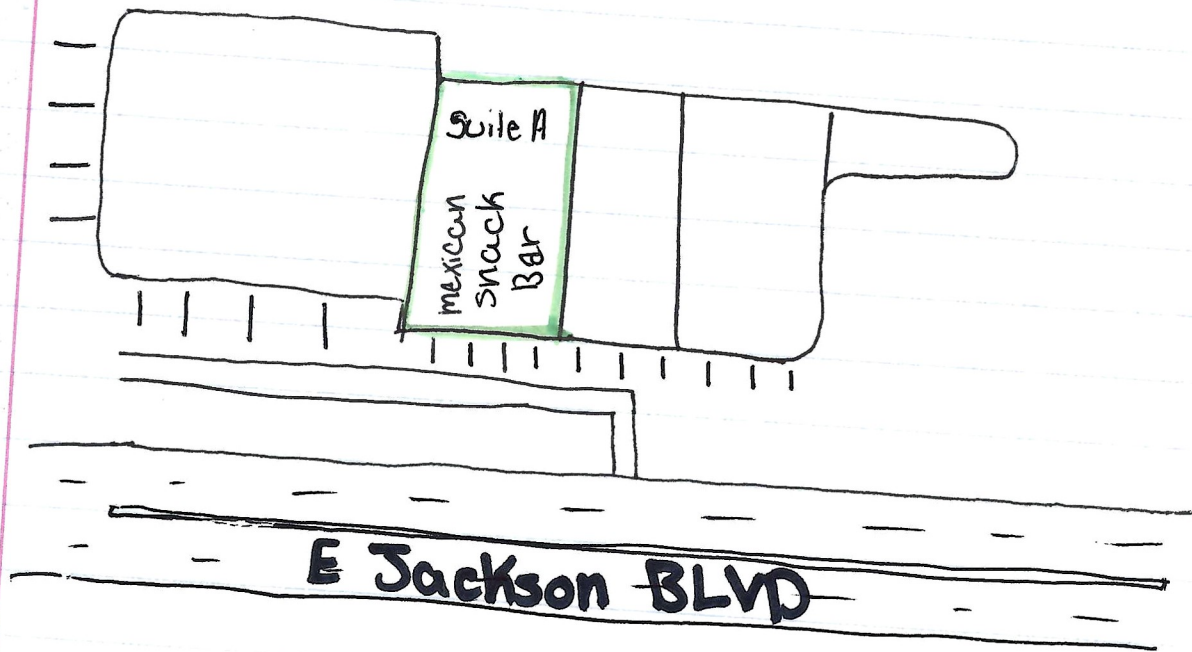
Name: **Pacomia Pavon Sanchez**

Business: **ELLIE'S ANTOJITOS DULCES Y SALADOS**

Date: **9/1//2025**



Life Safety features are shown for permit review. Final locations and equipment will comply with NC fire code and as approved by The harnett County fire marshal.



"No New Construction - use of existing building only"

