

COMMERCIAL LEASE

THIS COMMERCIAL LEASE (the “Lease”) is entered into and made effective this 7th day of July, 2026 (the “Effective Date”), by and between CAMERON COMMERCIAL HOLDINGS, LLC, a North Carolina limited liability company (“Landlord”) and Upstream Growth Partners, LLC, a Delaware limited liability company, d/b/a BenchMark Physical Therapy (“Tenant”).

W I T N E S S E T H:

1. Premises/Shopping Center.

Landlord, for and in consideration of the rents, covenants, agreements and stipulations contained in this Lease, to be paid, kept and performed by Tenant, hereby leases unto Tenant, and Tenant hereby leases from Landlord upon the terms and conditions which hereinafter appear, the following described property (the “Premises”), to wit:

Approximately 1,563 rentable square feet of space commonly known as 2285 NC 24-87, Cameron, NC 28326 and being located within the shopping center located at 2277 – 2301 NC 24-87, Cameron, NC 28326 (hereinafter called the “Shopping Center”). The Shopping Center is commonly known as “Cameron Office Park”. Drawings of the Shopping Center and of the Shopping Center depicting the Premises are attached hereto as Exhibit A. The Shopping Center includes the land and improvements thereon. Landlord hereby represents and warrants that it is the sole owner of the Shopping Center as of the Effective Date. Landlord shall not be entitled to relocate Tenant from Tenant’s “Premises” as same are described hereunder.

The mailing address of the Premises is:
2285 NC 24-87
Cameron, NC 28326.

Landlord acknowledges that Tenant is required by all of its third-party payor contracts to set forth the correct physical address for the Premises in the lease, and as such, Landlord agrees that at such time as the physical address has been determined by Landlord to be different from what is contained herein this Lease that Landlord shall notify Tenant of the same and Landlord and Tenant shall then enter into an amendment to this Lease to establish and set forth the proper physical address of the Premises.

2. Lease Term.

A. Commencement Date. The “Initial Lease Term” shall be for a period of sixty (60) full calendar months (plus any partial calendar month if the Commencement Date is not the first day of a calendar month), unless sooner terminated as provided herein. The Initial Lease Term shall begin on the earlier of: (i) the day that is the one-hundred-eightieth (180th) day after the Delivery Date; or (ii) the date Tenant opens its business in the Premises to the public (the “Commencement Date”). As used herein, the term “Lease Year” shall mean each successive twelve (12) calendar month period occurring during the Initial Lease Term or any extension or renewal thereof, provided if the Commencement Date is not the first day of a month, then the first Lease Year shall also include the balance of the month in which the Commencement Date occurs, so that the first “Lease Year” shall begin on the Commencement Date and end on the last day of the twelfth (12th) full calendar month thereafter. For purposes of this Lease, the “Delivery Date” shall be the later of: (i) the date when this Lease is fully executed and delivered to Tenant, and all keys to the Premises required for possession by Tenant thereof have been offered to Tenant or its

IN WITNESS WHEREOF, the parties hereto, through their duly authorized officer or representative, have caused this Lease to be executed on the day and year first above written.

LANDLORD:

CAMERON COMMERCIAL HOLDINGS, LLC
a North Carolina limited liability company

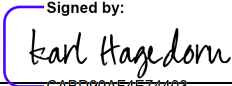
BY: _____

NAME: _____

TITLE: _____

TENANT:

Upstream Growth Partners, LLC,
a Delaware limited liability company

BY:  _____
Signed by: CABD90AF4E74403...

NAME: Karl Hagedorn

TITLE: Chief Financial Officer

IN WITNESS WHEREOF, the parties hereto, through their duly authorized officer or representative, have caused this Lease to be executed on the day and year first above written.

LANDLORD:

CAMERON COMMERCIAL HOLDINGS, LLC
a North Carolina limited liability company

BY:  _____
B885D5FD2980428...

NAME: Kenneth Dickinson

TITLE: Manager

BY:  _____
4746FA58D3FB4B1...

NAME: Pablo Reiter

TITLE: Manager

TENANT:

Upstream Growth Partners, LLC,
a Delaware limited liability company

BY: _____

NAME: _____

TITLE: _____