A. COMMERCIAL LEASE AGREEMENT

THIS LEASE dated this 17th day of August, 2026

BETWEEN:

New Life Church at Spout Springs
2297 NC-24, Cameron, NC 28326
("Landlords")

OF THE FIRST PART

-AND-

Dante Poole
(Dream Builders Leadership Academy)
&
Anisa Poole
(Little Dreamers Family Empowerment Center)
657 West Road, Cameron, North Carolina, 27330
Telephone: (910) 987-9850
("Tenant")

OF THE SECOND PART

IN CONSIDERATION OF the Landlord leasing certain premises to the Tenant, the Tenant leasing those premises from the Landlord and the mutual benefits and obligations set forth in this Lease, the receipt and sufficiency of which consideration is hereby acknowledged, the Parties of this Lease (the "Parties") agree as follows:

A. Definitions:

When used in this Lease, the following expressions will have the meanings indicated:

1. "Additional Rent" means all amounts payable by the Tenant under this Lease except Base Rent, whether or not specifically designated as Additional Rent elsewhere in this Lease;
2. "Building" means all buildings, improvements, equipment, fixtures, property and facilities from time to time located at 2277 NC-24, Cameron, NC, 28326, as from time to time altered, expanded or reduced by the Landlord in its sole discretion;
3. "Leasable Area" means with respect to any\ rentable premises, the area expressed in square feet of all floor space determined, calculated, and certified by the Landlord and measured from the exterior face of all exterior walls, doors and windows, including walls, doors and windows and from the center line of all interior walls separating the rentable premises from adjoining rentable premises. There will be no deduction or exclusion for any space occupied by or used for columns, ducts, or other structural elements;
4. "Premises" means the building at 2277 NC-24, Cameron, NC, 28326.

5. "Rent" means the total of Base Rent and Additional Rent.

B. Intent of Lease

It is the intent of this Lease and agree to by the Parties to this Lease that rent for this Lease will be a gross rent basis, meaning the Tenant will pay the Base Rent and any Additional Rent and the Landlord will be responsible for all other service charges related to the Premises and the operation of the Building save as specifically provided in this Lease to the contrary.

C. Leased Premises

1. The Landlord agrees to rent to the Tenant the building described as 2277 NC-24, Cameron, NC, 28326 (the "Premises"). The Premises will be used for only the following permitted use:
2. ("Permitted Use"): Educational facility, Childcare Services, Counseling Services.

Neither the premises nor any part of the Premises will be used at any time during the term of this Lease by Tenant for any purpose other than the Permitted Use.

3. No pets or animals are allowed to be kept in or about the Premises or in any common areas in the building containing the Premises. Upon thirty (30) days notice, the Landlord may revoke any consent previously given under this clause.
4. Subject to the provisions of this Lease, the Tenant is entitled to the use of parking (the "Parking") on or about the Premises. Only properly insured motor vehicles may be parked in the Tenant's space.

D. Term

1. The term of the Lease commences at 12:00 noon on August 17, 2026 and ends at 12:00 noon on August 17, 2029.
2. Notwithstanding that the term of this Lease commences on August 17, 2026, the Tenant is entitled to possession of the Premises at 12:00 noon on August 17, 2026.
3. Should the Tenant remain in possession of the Premises with the consent of the Landlord after the natural expiration of this Lease, a new tenancy from month to month will be created between the Landlord and the Tenant which will be subject to all the terms and conditions of this Lease but will be terminable upon either party giving one month's notice to the other party.

E. Rent

1. Subject to the provisions of this Lease the Tenant will pay a base rent to include monthly utilities (electricity and water) plus $10/month per enrolled child, based on the projected 50 students that would be $500 a month.
2. The Tenant will pay the Base Rent on or before the 15th of each month for the term of this Lease to the Landlord.

F. Use and Occupation

1. The Tenant will use and occupy the Premises only for the Permitted Use and for no other purpose whatsoever. The Tenant will carry on business under the name of Little Dreamers Family Empowerment Center Inc./ Dream Builders Leadership Academy and will not change

such name without the prior written consent of the Landlord, such consent not to be unreasonably withheld. The Tenant will open the whole of the Premises for business to the public fully fixtured, stocked and staffed on the date of commencement of the term and throughout the term, will continuously occupy and utilize the entire Premises in the active conduct of its business in a reputable manner.

2. The Tenant covenants that the Tenant will carry on and conduct its business from time to time carried on upon the Premises in such manner as to comply with all statutes, bylaws, rules and regulations of any federal, provincial, municipal or other competent authority and will not do anything on or in the Premises in contravention of any of them.

G. Quiet Enjoyment

The Landlord covenants that on paying the Base Rent and performing the covenants contained in this Lease, the Tenant will peacefully and quietly have, hold, and enjoy the Premises for the agreed term.

H. Default Of Tenant

The following shall be deemed a "Default" under this Lease: (i) Tenant shall fail to pay any installments of rent when due after five (5) days following the day on which said payment is due, (ii) Tenant shall fail to keep and perform any other covenant of this Lease and shall continue in default for a period of fifteen (15) days after Landlord has given Tenant written notice of such default and demand of performance; provided, however, if any default shall occur (other than in its payment of rent) which cannot with due diligence be cured within a period of fifteen (15) days from and after the giving of notice as aforesaid, and Tenant commences to eliminate such default and proceeds diligently to take steps to cure the same, Tenant shall not be in Default as long as Tenant is diligently curing the default, (iii) the making by Tenant of any general assignment for the benefit of creditors, (iv) the filing by or against Tenant of the petition to have Tenant adjudged a bankrupt or of a petition for reorganization or arrangement under any law relating to bankruptcy, or (v) the appointment of a trustee or receiver to take possession of substantially all of Tenant's assets located at the Premises, or of Tenant's interest in this Lease where possession is not restored to Tenant within sixty (60) days.

Upon the occurrence of any event of Default as set forth above, Landlord, with or without terminating this Lease, immediately or at any time thereafter, shall have the right, at its option, to utilize any one or more of the following rights: (i) Landlord may make any payment required of Tenant and/or re-enter the Premises and correct or repair any condition which shall constitute a failure on Tenant's part to keep or perform. Tenant shall reimburse and compensate Landlord for any expenditures made by Landlord in making such payment and/or corrections or repairs within fifteen (15) days after delivery of a statement to Tenant, (ii) Landlord may demand in writing that Tenant vacate the Premises. Tenant shall vacate the Premises and remove all its property thereon within three (3) days of Tenant's receipt of such notice, whereupon Landlord shall have the right to re-enter and take possession of the Premises, (iii) Landlord may accelerate and collect all rent and other charges which are due or may become due it under the Lease for the balance of the Term, (iv) Landlord may re-enter the Premises and remove Tenant therefrom and all property belonging to or placed on the Premises by, at the direction of, or with or without the consent of Tenant and/or change the locks on the Premises, (v) Landlord may re-let the Premises or any part thereof for such time and at such rent and upon such other terms and conditions

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as Landlord, in its sole discretion, may deem advisable. Landlord may make any alterations or repairs to the Premises which it may deem necessary or proper to facilitate such re-letting. Tenant shall pay all costs of such re-letting including the cost of any repairs to the Premises. If this Lease shall have not been terminated, Tenant shall continue to pay all rent due under this Lease up to and including the date of beginning of payment of rent by any subsequent tenant of part or all of the Premises, and thereafter Tenant shall pay monthly during the remainder of the Term of this Lease the difference, if any, between the rent collected from any such subsequent tenant or tenants and the rent reserved in this Lease, but tenant shall not be entitled to receive any excess of any such rents collected over the rents reserved herein, (vi) Landlord, immediately or at any time thereafter, may terminate this Lease without notice or demand to vacate the Premises. This Lease shall be deemed to have been terminated upon receipt by Tenant of written notice of such termination and upon such termination Landlord shall have and recover from Tenant all damages Landlord may suffer by reason of such termination including without limitation the cost (including legal expenses and reasonable attorneys' fees) of recovering possession of the Premises, and the cost of any repairs to the Premises which are necessary or proper to prepare the same for re-letting. In addition thereto, Landlord, at its election, shall have and recover from Tenant either (a) an amount equal to the excess, if any, of the total amount of all rents to be paid by Tenant for the remainder of the Term of this Lease over the then reasonable rental value of the Premises for the remainder of the Term of this Lease or (b) the rents which Landlord would be entitled to receive from Tenant pursuant to the provisions of subparagraph (iii) above if the Lease were not terminated. Such election shall be made by Landlord's giving Tenant written notice thereof within thirty (30) days of the notice of termination.

In the event of any re-entry of the Premises by Landlord pursuant to any of the provisions of this Lease, Tenant hereby waives all claims for damages which may be caused by such re-entry by Landlord except such claims as arise from the gross negligence of Landlord. Tenant shall save Landlord harmless from any loss, cost (including legal expenses and reasonable attorneys' fees) or damages suffered by Landlord by reason of such re-entry and storage of Tenant's property, if any. No such re-entry shall be considered or construed to be a forcible entry.

Upon any breach of this Lease, regardless of whether such breach is, or becomes, an event of Default, Landlord shall be reimbursed for any and all expenses incurred by Landlord, including legal expenses and reasonable attorneys' fees, in enforcement of the terms and provisions of this Lease.

The exercise by Landlord of any one or more of the remedies provided in this Lease shall not prevent the subsequent exercise by Landlord of any one or more of the other remedies herein provided. All remedies provided for in this Lease are cumulative and may, at the election of Landlord, be exercised alternatively, successively or in any other manner and are in addition to any other rights provided by law.

Nothing contained in this Lease shall, however, limit or prejudice the right of Landlord to prove and obtain in proceedings for bankruptcy or insolvency by reason of the Tenant's default under this Lease, an amount equal to the maximum allowed by any statute or rule of law in effect at the time when, and governing the proceedings in which, the damages are to be proved, whether or not the amount be greater, equal to, or less than the amount of the loss or damages referred to above.

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I. Holding Over

1. If the Tenant continues to occupy the Premises without the written consent of the Landlord after the expiration of other termination of the term, then, without any further written agreement, the Tenant will be a month-to-month tenant at a minimum monthly rental equal to twice the Base Rent and subject always to all of the other provisions of this Lease insofar as the same are applicable to a month-to-month tenancy and a tenancy from year to year will not be created by implication of law.
2. If the Tenant continues to occupy the Premises without the written consent of the Landlord at the expiration or other termination of the term, then the Tenant will be a tenant at will and will pay to the Landlord, as liquidated damages and not as rent, an amount equal to twice the Base Rent plus any Additional Rent during the period of such occupancy, accruing from day to day and adjusted pro rata accordingly, and subject always to all the other provisions of this Lease insofar as they are applicable to a tenancy at will and a tenancy from month-to-month or from year to year will not be created by implication of law; provided that nothing in this clause contained will preclude the Landlord from taking action for recovery of possession of the Premises.

J. Additional Rights on Reentry

Landlord or its authorized representative may enter upon the Premises at any reasonable time during usual business hours and after prior notice, and at any other time in the case of emergency, to inspect the same in order to satisfy itself as to Tenant's compliance with all environmental laws and regulations and all other obligations of Tenant under this Lease. At any time within nine (9) months prior to the expiration of the Term of this Lease, upon prior notice to Tenant, Landlord or its authorized representative may enter the Premises to exhibit the same to others for the purpose of rental or sale

K. Inspections and Landlord's Right to Enter

The Landlord and the Tenant will complete, sign and date an inspection report at the beginning and at the end of this tenancy.

L. Renewal of Lease

Upon giving written notice no later than 60 (sixty) days before the expiration of the term of this Lease, the Tenant may renew this Lease for an additional term. All terms of the renewed lease will be the same except for the base rent, which may only increase by no more than 5%, and any signing incentives/inducements and this renewal clause.

M. Tenant Improvements

The Tenant will obtain written permission from the Landlord before doing any of the following:

a. Applying adhesive materials, or inserting nails or hooks in walls or ceilings other than two small picture hooks per wall;
b. Painting, wallpapering, redecorating or in any way significantly altering the appearance of the Premises;
c. Removing or adding walls, or performing any structural alterations;
d. Installing a waterbed(s)
e. Changing the amount of heat or power normally used on the Premises as well as installing additional electrical wiring or heating units;

f. Placing or exposing or allowing to be placed or exposed anywhere inside or outside the Premises any placard, notice or sign for advertising or any other purpose; or
g. Affixing to or erecting upon or near the Premises any radio or TV antenna or tower.

N. Utilities and Other Costs

1.The Landlord is responsible for the direct payment of the following utilities in relation to the Premises: electricity, water, sewer. The tenant is directly responsible for, telephone, security services, internet and cable.

O. Insurance

1. The Tenant is hereby advised and understands that the personal property of the Tenant is not insured by the Landlord for either damage or loss, and the Landlord assumes no liability for any such loss. The Tenant is advised that, if insurance coverage is desired by the Tenant, the Tenant should inquire of Tenant's insurance agent regarding a Tenant's Policy of Insurance.
2. The Tenant is not responsible for insuring the Landlord's contents and furnishings in or about the Premises for either damage or loss, and the Tenant assumes no liability for any such loss.
3. The Tenant is not responsible for insuring the Premises for either damage or loss to the structure, mechanical or improvements to the Building on the Premises, and the Tenant assumes no liability for any such loss.
4. The Tenant is responsible for insuring the Premises for insuring the Premises for liability insurance for the benefit of the Tenant and the Landlord.
5. The Tenant will provide proof of such insurance to the Landlord upon the issuance or renewal of such insurance.

P. Attorney Fees

In the event that any action is filed in relation to this Lease, the unsuccessful party in the action will pay to the successful party, in addition to all the sums that either party may be called on to pay, a reasonable sum for the successful party's attorney fees.

Q. Governing Law

It is the intention of the Parties to this Lease that the tenancy created by this Lease and the performance under this Lease, and all suits and special proceedings under this Lease, be construed in accordance with and governed, to the exclusion of the law of any other forum, by the laws of the State of North Carolina, without regard to the jurisdiction in which any action or special proceeding may be instituted.

R. Severability

If any provision of this Agreement shall for any reason be held to be invalid or unenforceable by a court of competent jurisdiction, such decision shall not affect, impair or invalidate the remainder of this Agreement, but shall be confined in its operation to the provision of this Agreement in which the decision was rendered.

S. Assignment and Subletting

The Tenant will not assign this Lease or sublet or grant any concession or license to use the Premises or any part of the Premises. An assignment, subletting, concession, or license, whether by operation of law or otherwise, will be void and will, at Landlord's option, terminate this Lease.

T. Bulk Sale

No bulk sale of goods and assets of the Tenant may take place without first obtaining the written consent of the Landlord, which consent will not be unreasonably withheld so long as the Tenant and the Purchaser are able to provide the Landlord with assurances, in a form satisfactory to the Landlord, that the Tenant's obligations in this Lease will continue to be performed and respected, in the manner satisfactory to the Landlord, after completion of the said bulk sale.

U. Maintenance

1. The Tenant will, at its sole expense, keep and maintain the Premises and appurtenances in good and sanitary condition and repair during the term of this Lease and any renewal of this Lease.
2. In particular, the Tenant will keep the fixtures in the Premises in good order and repair and keep the HVAC clean. The Tenant will, at Tenant's sole expense, make all required repairs to the plumbing, range, heating apparatus, and electric and gas fixtures whenever damage to such items will have resulted from the Tenant's misuse, waste, or neglect or that of the Tenant's employee, family, agent, or visitor.
3. The Tenant will be responsible at its own expense to replace all electric light bulbs, tubes, ballasts or fixtures serving the Premises.
4. Where the Premises has its own garden or grass area which is for the exclusive use of the Tenant and its guests, the Tenant will water, fertilize, weed, cut and otherwise maintain the garden or grassed area in a reasonable condition including any trees or shrubs in or about the Premises.

V. Care and Use of Premises

1. The Tenant will promptly notify the Landlord of any damage, or of any situation that may significantly interfere with the normal use of the Premises.
2. Vehicles which the Landlord reasonably considers unsightly, noisy, dangerous, improperly insured, Inoperable or unlicensed are not permitted in the Tenant's parking stall(s), and such vehicles may be towed away at the Tenant's expense. Parking facilities are provided at the Tenant's own risk. The Tenant is required to park in only the space allotted to them.
3. The Tenant will not make (or allow to be made) any noise or nuisance which, in the reasonable opinion of the Landlord, disturbs the comfort or convenience of other Tenant's.
4. The Tenant will not engage in any illegal trade or activity on or about the Premises.
5. The Landlord and Tenant will comply with standards of health, sanitation, fire, housing and safety as required by law.

W. Surrender of Premises

At the expiration of the lease term, the Tenant will quit and surrender the Premises in as good a state and condition as they were at the commencement of this Lease, reasonable use and wear and damages by the elements excepted.

X. Hazardous Materials

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The Tenant will not keep or have on the Premises any article or thing of a dangerous, flammable, or explosive character that might unreasonably increase the danger of fire on the Premises or that might be considered hazardous by any responsible insurance company.

Y. Rules of Regulations

The Tenant will obey all rules and regulations posted by the Landlord regarding the use and care of the Building, parking lot, laundry room and other common facilities that are provided for the use of the Tenant in and around the Building and the Premises.

General Provisions

1. Any waiver by the Landlord of any failure by the Tenant to perform or observe the provisions of this Lease will not operate as a waiver of the Landlord's rights under this Lease in respect of any subsequent defaults, breaches or non-performance and will not defeat or affect in any way the Landlord's rights in respect of any subsequent default or breach.
2. This Lease will extend to and be binding upon an insure to the benefit of the respective heirs, executors, administrators, successors and assigns, as the case may be, of each party to this Lease. All covenants are to be construed as conditions of this Lease.
3. All sums payable by the Tenant to the Landlord pursuant to any provision of this Lease will be deemed to be Additional Rent and will be recovered by the Landlord as rental arrears.
4. Where there is more than one Tenant executing this Lease, all Tenants are jointly and severally liable for each other's acts, omissions and liabilities pursuant to this Lease.

August 17, 2026

New Life Church of Spout Springs
Steve McNiell (Landlord/Trustee)

New Life Church of Spout Springs
Theresa Harris (Church Council Representative)

Anisa Poole (Tenant) LDFEC

Dante Poole (Tenant) DBLA

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