LEASE
FACE PAGE

LEASE DATE:	October 14th, 2026
LANDLORD:	Shri Sharda Petroleum, LLC
LANDLORD'S NOTICE ADDRESS:	PO Box 1348 Coats, NC 27521 Attn: Sanjeev Chopra Phone: 919-448-1059
	ALL PAYMENTS SHOULD BE MAILED TO:
	Shri Sharda Petroleum, LLC PO Box 1348 Coats, NC 27521
TENANT:	Adil El Haimeur and Ikram Ouahoud
TENANT'S NOTICE ADDRESS:	79 E. Main Street, Coats, NC 27521 Attn: Adil El Haimeur Phone: 919-~~[illegible]~~ - 619 - 4720
PROJECT/PREMISES:	All real property, including structures identified by the Harnett County GIS Department as Parcel No. 07-0690-1618-0004 further described as a parcel containing 0.23 acres, more or less, and further described as two tracts a 0.231 acre tract and Tract No. 4 (Map Book 2001, Page 683) in deed dated October 6, 2017 to Shri Sharda Petroleum, LLC from Read Sea Friends, LLC and recorded in Deed Book 3539, Page 123, Harnett County Registry (**"Premises"**), with an address of 79 E. Main Street, Coats, NC 27521.
LEASE TERM:	A period of Sixty (60) months, beginning on the Commencement Date and ending as set forth in Section 1.3 of this Lease.
MONTHLY BASE RENT:	$2,500.00 months 1-06 $2,750.00 months 7-12 $3,000.00 months 13-24 $3,090.00 months 25-36 $3,183.00 months 37-48

	$3,278.00 months 49-60
SECURITY DEPOSIT:	$12,500.00 (**"Security Deposit" for equipment**)
RENT COMMENCMENT DATE:	November 1, 2026
SPECIAL PROVISIONS:	See Attached Exhibit B.