

Donna Johnson

From: Mohamed Alwahishi <malwahishi@aol.com>
Sent: Thursday, December 8, 2022 11:25 AM
To: Donna Johnson
Subject: 2525 Johnston county road

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NORTH CAROLINA)
HARNETT COUNTY)

LEASE AGREEMENT

This Lease Agreement, made and entered into as of the 7 day of December, 2022, by and between Lane Gregory and Teresa Gregory of Johnston County, North Carolina hereinafter called the "Lessor" and Johnston County Mart, Inc. of Harnett County, North Carolina, and Abdulah Algafti Nabil and Mohamed Nasser Al Mogannahi hereinafter called the "Tenant".

WITNESSETH:

That the Lessors hereby demise and let, and the Tenant hereby rents and leases from the said Lessors, the follow described premises, being situated in Harnett County, North Carolina, and being more particularly described as follows:

All of that certain parcel of land located at the intersection of Bethel Church Road (1550) and County Line Road (1551) which is bounded by and contained within said roads and incorporated herein by reference, together with the convenience store building (Harnett Super Market) 2525 Johnston County Road and that is situated on said parcel, Angier, NC 27501.

To have and to hold the same and the privileges and appurtenances thereunto in any manner appertaining to the said Tenant, and to be used by it, the said Tenant, for the purpose of carrying on and conducting a convenience store and for such purposes as are usual and customary in the conduct of such business and for no other purpose or purposes, for the term beginning on the 1 day of January 2023 and ending on the 1st day of February 2030.

Rents for the demised premises shall be paid as follows:

For the (1st) month, and for each month thereafter through the end of the above set forth lease term, the rent payable by the Tenant shall be Five Thousand Dollars per month.

All rent shall be due and payable, in advance, on the first day of each calendar month for that month. (Any rent due for any period of less than a calendar month; for example, for a part of a calendar month at the beginning or end of the lease term, shall be prorated for the number of days in such period for less than one calendar month.)

Lane Gregory (SEAL)
Lane Gregory, Lessor

Teresa Gregory (SEAL)
Teresa Gregory, Lessor

Nabil (SEAL)
Nabil Abdallah Algafni Corporate Officer
of Johnston County Mart, Inc., Tenant

Mohamed Nasser Al Mogannahi (SEAL)
Mohamed Nasser Al Mogannahi Corporate
Officer of Johnston County Mart, Inc., Tenant

STATE OF NORTH CAROLINA

Harriet COUNTY

I, Adam Lane Gregory, a Notary Public, of said State and County
aforesaid, State and county, do hereby certify that the following person(s) personally appeared
before me this day, each acknowledging to me that he or she signed the foregoing document.

**LANE GREGORY, TERESA W. GREGORY AND Mohamed Nasser Al Mogannahi
Corporate Officer of Johnston County Mart, Inc., and Nabil Abdulah Algafni Corporate
Officer of Johnston County Mart, Inc..**

Witness my hand and official seal or stamp, this 07 day of December
in the year 2022.

Adam Lane Gregory

Notary Public Official Signature

Adam Lane Gregory

Notary Printed or Typed Name



(seal or stamp)

My commission expires: 12-17-2023