

NORTH CAROLINA

ROBESON COUNTY

THIS AGREEMENT OF LEASE, made this the 7th day of February, 2022, between **Adams Rentals of NC LLC of Robeson County, North Carolina**, hereinafter referred to as the **LESSOR** and, **Grill 27 LLC DBA Grill 27 of Sampson County, North Carolina** hereinafter referred to as the **LESSEE**.

WITNESSETH:

The **LESSOR** agrees to lease to the **LESSEE** the restaurant inside the gas station located at 4853 Hwy 27 Lillington, NC 27546.

The terms and conditions of the lease are as follows:

1. This Lease shall be for One (2) years, commencing the 1st Day of March, 2022, and ending on the 28th day of February, 2024. This lease is on a yearly basis, and renews automatically unless there is a 30-day notice given.
2. The lessor have the right to take possession of property anytime during the lease with a 30 days' notice to lessee.
3. The Lessee agrees to pay to the Lessor as rent for the premises the sum of One thousand Five Hundred Dollars (\$1,500.00) per month said rental payment being due in advance and to be paid on or before the 1st day of each and every month of this Lease.
4. The Lessee agrees to pay all necessary health and inspection permit fees for the restaurant and take any responsibility with the restaurant.
5. It is agreed that the leased premises shall be used as a restaurant only and shall conform to the zoning ordinances of the County of Harnett and the Lessee, by the

acceptance hereof, expressly agree that said premises shall not be used for any purpose in violation of the law.

6. The Lessee agrees that the Lessor and their agents or other representatives shall have the right to enter upon the premises hereby leased or demised, or any part hereof, at all reasonable hours for the purpose of examining the same.

7. That if the premises hereby leased or demised shall become vacant during the terms hereinbefore provided at any time when rent shall be or become due and unpaid hereunder, the Lessor or their legal authorized representative may re-enter the premises either by force or otherwise without being liable for prosecution therefore and relent the said premises as the agent or representative of said Lessee.

8. That the Lessee shall pay and be responsible for all utilities for the use of the occupant of the leased premises during the term of this lease.

9. That the Lessor hereby agrees that the Lessee, upon paying the rent as hereinbefore stipulated and performing all the stipulation agreements and covenants, shall and may peaceably and quietly have, hold and enjoy said premises during said term, free from the adverse claims of any person, firm or corporation.

10. The Lessor shall not be liable to the Lessee for injury or damage, however caused, to any property or person on the leased premises. That the Lessee will have liability insurance in the amount of \$ 1000000.00.

11. That if there be any default made in the stipulations, agreements and covenants herein contained, and if the Lessee fails to comply with all of the provisions of this agreement and Lease, then it shall be lawful for the Lessor to re-enter the premises


hereby leased or demised, to repossess and take possession of the same and to use, enjoy, or re-let the same as if this Lease had not been entered into.

12. All maintenance for the restaurant will be the responsibility of the Lessee except for the building.

13. The Lessee agrees that the lease space inside the gas station will be used as a restaurant only and will not sell any products that the gas station sells at all including drinks, snacks, chips, etc. Anything that the gas station sell will not be able to sell in the restaurant.

And it is further understood and agreed that the stipulations, agreements and covenants herein contained and binding on the parties hereto and their respective heirs.

IN TESTIMONY WHEREOF the said Lessor has duly executed these presents, in duplicate under the date and year first above written, one of which is retained by each of the parties.

 (SEAL)
Adams Rentals of NC LLC

(Adam Obaid)

Connie L. Bush

(SEAL)
Grill 27 LLC DBA Grill 27

(Connie L Bush)

NORTH CAROLINA

ROBESON COUNTY

I, the undersigned, a Notary Public of the aforesaid County and State, do hereby certify that **Adam Obaid** personally appeared before me this day and acknowledged the due execution of the foregoing Agreement.

Witness my hand and seal, this the 7th day of February, 2022.

Notary Public

Ibrahim M. Obaid
Ibrahim M. Obaid

My Commission Expires:

07/31/2026




NORTH CAROLINA

ROBESON COUNTY

I, the undersigned, a Notary Public of the aforesaid County and State, do hereby certify that Connie L Bush **personally** appeared before me this day and acknowledged the due execution of the foregoing Agreement.

Witness my hand and seal, this the 7th day of February, 2022.

Notary Public

Ibrahim M Obaid


My Commission Expires:

07/31/2026

