

LESSOR:

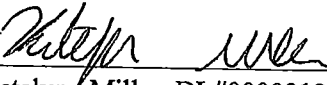
Mencia Investments, LLC

By:  (SEAL)
Angel Mauricio Mencia-Meraz, Managing Member

LESSEE:

By: Brad Miller (SEAL)
Brad Miller DL#000033164560

LESSEE:

By:  (SEAL)
Katelynn Miller DL#000031994508

7. That the Lessee accepts the property in its current condition with no additions, improvements or modifications.

8. That the Lessee acknowledges that the property is zoned for commercial use and shall be used only for that purpose.

9. That the Lessee shall not smoke or allow others to smoke inside of the building.

10. That the Lease is for real property only, no personal property of the Lessor is being rented to the Lessee.

11. It is agreed and understood that upon the termination of this lease, the Lessee shall be entitled to remove from said premises all goods, merchandise, fixtures and equipment which it has placed in or upon said premises belonging to the Lessee, provided that the Lessee shall not then be in default in the performance of any part of the terms and conditions of this agreement and provided further that such property can be removed without permanently injuring the premises. The Lessee covenants that it will promptly and properly repair any damage or disfigurement caused by the removal of her property from said premises. However, any permanent improvements to the realty become the property of the Lessor and may only be removed with the written consent of the Lessor.

12. It is agreed and understood that if this building is destroyed by fire or other catastrophe, the rental herein charged shall cease.

13. It is agreed and understood that the stipulations, terms and conditions herein set forth constitute the sole and entire contract and agreement between the parties hereto and that said agreement, or any of the terms hereof, shall not be changed, varied or modified, except in writing by and with the mutual consent of the parties hereto. This agreement, and every term and condition hereof, shall be binding upon the successors, assigns, and guarantors of the parties hereto as fully and to the same extent as if such successors, assigns, and guarantors had actually joined in the execution hereof.

IN WITNESS WHEREOF, the parties here to have set their hands and seals the day and year first above written.

a period of one year to end on August 31st. 2026 and shall be automatically renewed each year thereafter. If either party wishes to cease or modify the lease they shall inform the other party in writing of an intent to cease or modify the lease within 30 days of the renewal date.

3. As rental for said premises, the Lessee shall pay to Mencia Investments, LLC at the address of: 36 Sunnyfield Court, Benson, North Carolina 27504 or at any other designated address given in writing, the sum of Two Thousand Two Hundred Dollars (\$2,200.00) per month, which rent shall be due and payable on or before the 1st day of each month with a five (5) day grace period through the 5th day of each month. A late fee of \$110.00 (5%) shall be charged if the rent is paid after the 5th day of each month. In the event the Lessee fails, for any reason, to pay any monthly installment of rent when due and such installment shall remain unpaid for a period of twenty (20) days or more, the Lessor may, at their option, terminate this lease agreement and thereupon reenter and take possession of said demised premises. During the term of this lease, the Lessor shall pay all taxes and assessments levied upon the herein demised premises by the County of Harnett and the Town of Dunn and shall keep said building insured.

4. The Lessee shall be responsible for and will pay all taxes and assessments imposed upon any fixtures, equipment, goods, merchandise or other property which the Lessee shall place or cause to be placed upon the herein demised premises. The Lessee shall keep liability insurance in an amount of at least \$1,000,000.00 as well as personal property insurance to cover their individual property which is on the premises.

5. The Lessee shall be responsible for and shall pay all electric, heat, telephone, internet and any other public utilities charges imposed upon or in connection with the herein demised property.

6. The Lessee covenants and agrees that they will not use, or permit to be used, any portion of said demised premises for any unlawful purposes and that Lessee will, at all times, comply with all rules, regulations and requirements of the county, state and federal governments, or any of the departments, bureaus, or subdivisions thereof, which shall in any way be applicable to said demised premises and the use thereof.

LEASE AGREEMENT

NORTH CAROLINA, HARNETT COUNTY.

THIS LEASE AGREEMENT, made and entered into this 15th day of August 2025, by and between MENCIA INVESTMENTS, LLC of 36 Sunnyfield Court, Benson, North Carolina 27504, party of the first part, hereinafter called "Lessor"; and Katelynn Miller and Brad Miller Lessee Name, of 1946 Horseshoe Bend Road Erwin, NC 28339, party of the second part, hereinafter called "Lessee";

WITNESSETH:

The Lessor hereby demises, lets and leases unto the Lessee, and the Lessee does hereby accept as tenant of the Lessor, for the terms and upon the conditions hereinafter set forth, the following described property located in the Town of Dunn, Harnett County, North Carolina:

That portion of a commercial building addressed as 123 North Wilson Avenue, Dunn, North Carolina 28334, containing approximately 1900 square feet and being that portion of the building owned by Mencia Investments, LLC (identified as Harnett County Parcel # 02-1516-08-01-0015) which store front is farthest from the intersection of N. Wilson Avenue and E. Edgerton Street.

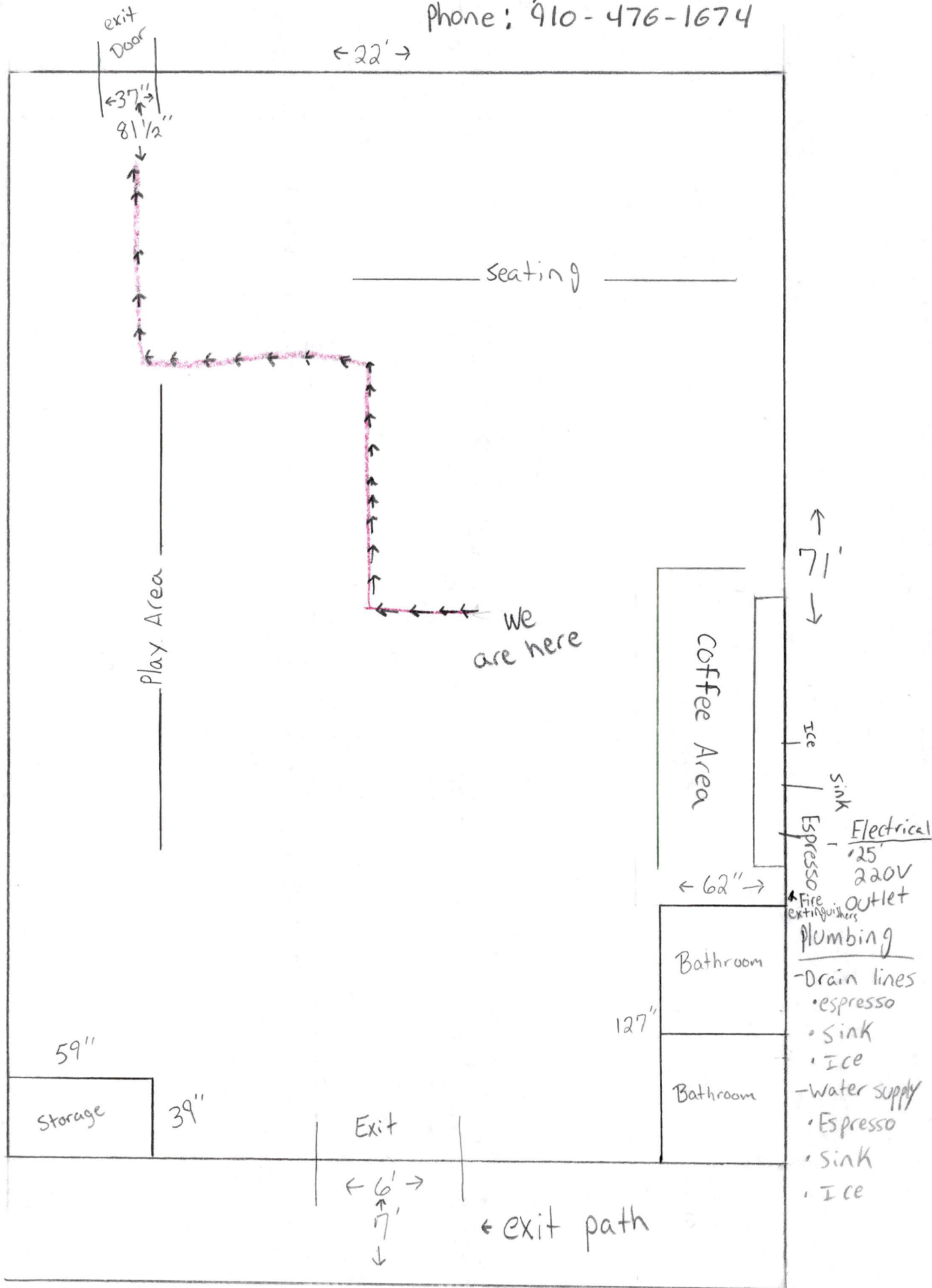
Being a portion of the property transferred to Mencia Investments, LLC by that deed recorded at Book 4217, page 1381, Harnett County Registry.

TO HAVE AND TO HOLD the aforesaid premises together with all privileges and appurtenances thereunto belonging unto the Lessee upon the following terms and conditions:

1. A security deposit in the amount of \$2,500.00 shall be paid at the execution of this lease along with the first month's rent.
2. The term of this lease shall begin on September 1st, 2025 and shall exist and continue for

Proposed Floorplan

NAME: Bloom Brew's play Cafe
Owner: Katelynn Miller
Phone: 910-476-1674



Application for Change of Use or Occupancy Permit

Applicant Name: Katelynn Miller Phone Number: 910-476-1674

Applicant Address: 1946 Horseshoebend Rd City: Erwin State: NC Zip: 28339

Applicant Email: bloombrewskm@gmail.com

Site Address: 123 N Wilson Ave, Dunn, NC 28334

Occupant/Business Name: Bloom Brews Play Cafe

Property Owner: Mencia investments Phone Number: 919-902-0990

Owner's Address: 36 sunnyfield ct City: Benson State: NC Zip: 27504

Business Contact: Angel Mencia Phone Number: 919-902-0990

Contact Email: AngelMencia@titansplumbing.com

Existing Type of Property: ☐ Residential ☒ Non-Residential Zoning Classification: B-1

Existing Use/Occupancy Type: Business(Print shop) Proposed Use/Occupancy Type: A-2/A-3
Group B

Building Code Used For Changes: ☐ 2018 NC Building Code ☒ 2018 NC Existing Building Code

Description of Proposed Work/Business Include Hours of Operation: Family friendly
coffee shop and indoor play space. Hours of operation
9:00 AM - 4:00 PM, Tuesday through Sunday.

Building Total Square Footage: 1,900 Number of Floors: 1 Area Per Floor: 1,900

Please Read carefully:

- 1) **Copy of the executed lease agreement.**
- 2) **REQUIRED:** Include a floor plan of existing and proposed uses. The floor plan must be drawn to scale with all exits marked. The drawing must include life safety devices to include exit signs, fire extinguishers, exit paths, etc.
- 3) This application is for approval of change of use only. Proper building and trade permits will need to be issued prior to any work being started.
- 4) A pre-inspection may need to be done in order to provide an accurate list of changes that will be required for the proposed change of use.

Property Owner Signature: [Signature] Date: 08/20/2025

Applicant Signature: [Signature] Date: 08/21/2025

Inspector Signature: _____ Date: _____

Fire Marshal: _____ Date: _____

Zoning Administrator: _____ Date: _____