

Concert Venue Lease Agreement for 544 Falcon Rd

This Lease Agreement (the "Agreement") is entered into on [February 6, 2024, by and between: Reginald Lewis and David Pflugfelder

Landowner:

David Pflugfelder
544 Falcon Rd
Lillington, NC 27546

Tenant:

ClaDom Enterprise
Reginald Lewis
[140 Pinnacle Dr.
Spring Lake, #28390

1. Lease Duration:

- The lease shall be in effect for the calendar year May 2024.
- Event schedule (five) or (Six) events are scheduled, one each month from May to October.

2. Rent Structure:

- The tenant (ClaDom Enterprise) shall pay 10% of gross revenue and 5% to put back for redevelopment within 7 days of each event.
- ClaDom Enterprise Will contribute 5% to development project.
- This will contribute 10% for the redevelopment of Cathis Farm Events.

3. Insurance:

- ClaDom Enterprise shall provide insurance, including liability coverage.

4. Permitted Use:

- The leased premises include 2 fields and a ticket booth, with one field designated for parking and one for attendees and the event.
- A map detailing the highlighted fields is attached.

5. Setup and Cleanup:

- Setup: The tenant may access the premises for setup three days prior to each event.
- Cleanup: The tenant will complete cleanup within three days after each event.

6. Permits and Licenses:

- ClaDom Enterprise is responsible for obtaining all necessary permits and licenses.

7. Maintenance:

- The landowner will maintain the grounds and have the fields ready for use before each event.

8. Security:

- Security staff and off-duty police will be provided by the tenant.

9. Additional Facilities:

- The tenant will provide portable toilets, generators, and lighting.

10. Water Supply:

- If feasible, the landowner will provide a storage option for water, which the tenant may use.

11. Event Cancellation:

- ClaDom Enterprise must immediately notify the property owner in case of event cancellation.

12. Noise Restrictions:

- Concerts will conclude by 11 pm, with no loud music after that time.

13. Compliance with Laws:

- Both parties must comply with all applicable laws and regulations.