

Lease

This Lease executed at Cadiz, Ohio this **12th** day of **February 12, 2020** by and between James and Shelley Coffelt of 77500 Jamison Rd., Cadiz, Ohio 43907, hereinafter Lessor, and

Glaus, Pyle, Schomer, Burns & DeHaven, Inc. of 520 South Main St. Suite 2531 Akron, Ohio

44311, hereinafter Lessee.

In consideration of the rents, covenants and stipulations hereinafter agreed to be paid, performed and observed, Lessor hereby leases to Lessee, the following described premises:

Being the retail room located in the northern one-half on the Main Street level of a certain building owned by Lessor which is located at 108 South Main Street, Cadiz, Ohio.

- The term of this lease is one ~~(1)~~ ^{3 years} year commencing March 1, 2020 and terminating on February 28, 2021 with an option of Lessee to renew for an additional ²⁰²³ one (1) year upon the same terms and conditions contained herein.
- Lessee shall pay to Lessor the sum of Nine Hundred Dollars (\$900.00) per month as/and for the rental of the premises. The rent shall be paid in advance on the first (1st) calendar day of the month at Lessor's address or such other place as Lessor shall designate in writing to Lessee, with the first months rent due upon execution of this lease. In the event that the monthly rent shall not be received by the Lessor by the fifth (5th) calendar day of the month, Lessee shall pay to Lessor a late charge of Fifty Dollars (\$50.00) payable with and in addition to the next months rent.

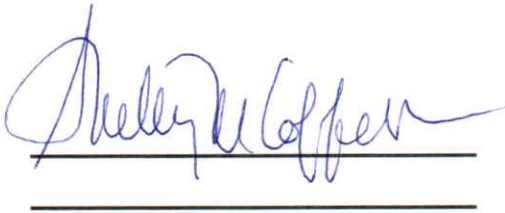
- Upon execution of this lease, Lessee shall pay to Lessor the sum of, Nine Hundred Dollars (\$900.00) as a deposit to secure performance by Lessee of its obligations herein.
- The Lessee, its successors, or assigns, or the heirs, administrators and executors of Glaus, Pyle, Schomer, Burns & DeHaven, Inc., shall have the option to cancel this Lease on sixty (60) days notice to Lessor of the death or total disability of Glaus, Pyle Schomer, Burns & DeHaven, Inc., on presentation of a property release of this lease or any and all sums due to Lessor.
- Lessee will use the premises as a business office.
- Lessee shall be responsible for and pay all electric charges at the premises. Lessor shall provide utilities including natural gas, water and sewer and trash collection. Internet is provided to the entire building. If Lessee shall need additional or different internet capabilities than what already exists in the building, Lessee shall be responsible for the changes, additions and expense to meet its needs.
- Lessor shall timely pay all real estate taxes and assessments levied against the premises and maintain insurance on the building, a part of which is the leased premises.
- Lessee shall maintain liability insurance on the premises for the benefit of Lessee and Lessor. A copy of the said insurance policy shall be provided to the Lessor.

- Lessee shall maintain the premises in good repair and be responsible for any minor repairs necessary for such maintenance. This shall include snow removal and window washing. Lessee shall not undertake any extensive remodeling, redecorating, renovations or signage without the express consent of the Lessor first obtained.
- Lessor will maintain all structural elements of the premises, including any major plumbing and electrical repairs necessary and will maintain and keep in good repair the heating system now on the premises.
- In the event that Lessee shall fail to make the monthly payments when due and said delinquency in rent payments shall continue for a period of thirty (30) days or more, Lessee shall have the option of terminating this lease or suspending rental payments until such time as the premises are repaired to a usable condition for its business.
- Lessee shall not sublet or otherwise assign any or all of the premises without the express written consent of the Lessor first obtained.
- In the event that the premises are damaged by fire or other casualty and are deemed unusable for a period of thirty (30) days or more, Lessee shall have the option of terminating this Lease or suspending rental payments until such time as the premises are repaired to a usable condition for its business.
- So long as lessee shall comply with the terms and conditions herein contained, Lessor shall warrant and defend the quiet use and enjoyment of the premises to Lessee.
- This lease is governed by the state law of the State of Ohio.

The parties hereto, each intending to be legally bound hereby have set their hands the day first above written.

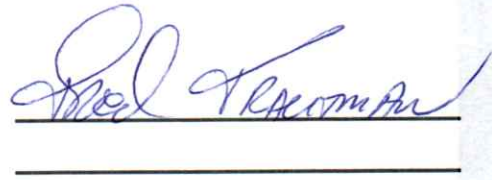
Lessor

Lessee



Shelley Coffelt, Owner

James Coffelt, Owner



Officer of Glaus, Pyle,

Burns & DeHaven, Inc.