

## Lease

This Lease executed at Cadiz, Ohio the 15th day of September 2019 by and between James and Shelley Coffelt, hereinafter Lessor, and NOSAKELUS, LLC DBA: Sulek & Dutton Real Estate 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, excluding the basement, located in the eastern one-half on the Market Street level of a certain building owned by Lessor which is located at 127 West Market Street, Cadiz, Ohio.

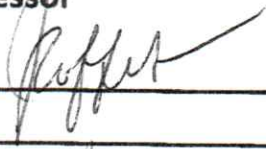
- The term of this lease is two (2) year commencing at date of move and terminating on 2 years from move in date: with (3) one year options of renewal.
- Lessee shall pay to Lessor the sum of \$1000.00 per month as/and for the rental of the premises. The rent shall be paid in advance on the fifteenth (15th) calendar day of the month at Lessor's address or such other place as Lessor shall designate in writing to Lessee, with the first month's rent due upon move in date. In the event that the monthly rent shall not be received by the Lessor by the twentieth (20<sup>th</sup>) 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 month's rent.
- Upon execution of this lease, Lessee shall pay to Lessor the sum of \$1000.00 as a deposit to secure performance by Lessee of its obligations herein.
- Lessee will use the premises as a Real Estate Office.

- Lessor shall have all utilities in its name, except for the electric, and be responsible for and pay said utility charges at the premises. Utilities include water and sewer, gas and trash collection. The Electric shall be put in the Lessee's name and the Lessee will be responsible for the American Electric Power electric bill.
- 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. Lessee shall provide the Lessor with a copy of said insurance policy.
- Lessee shall maintain the premises in good repair and be responsible for any minor repairs necessary for such maintenance. This shall include snow removal, sweeping of sidewalk 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 sixty (60) days or more, the Lessor at his or her option and without demand for payment, may re-enter the premises and declare the lease void.
- Lessee shall not sublet or otherwise assign any or all of the premises without the express written consent of the Lessor first obtained.

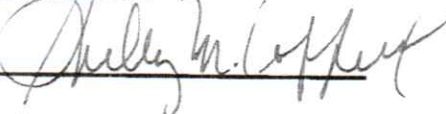
- In the event that the premises are damaged by fire or other casualty and are deemed unusable for a period of thirty (30) days or more, Lessee shall have the option of terminating this Lease or suspending rental payments until such time as the premises are repaired to a usable condition for its business.
- So long as lessee shall comply with the terms and conditions herein contained, Lessor shall warrant and defend the 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**

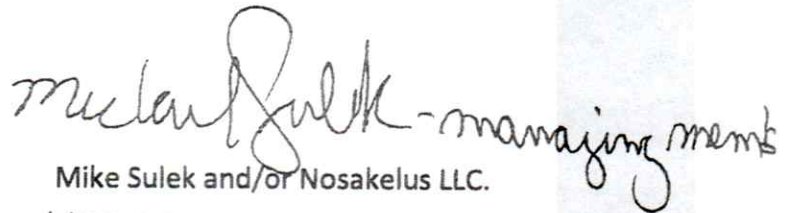
  
\_\_\_\_\_

James Coffelt

  
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Shelley Coffelt

**Lessee**

  
Mike Sulek and/or Nosakelus LLC.  
NOSAKELUS LLC