

COMMERCIAL LEASE AGREEMENT

THIS AGREEMENT, ENTERED INTO THIS 15th DAY OF Oct. 2012 BETWEEN JAMES L. AND EVELYN M. HONBERGER, 885 S. CHIQUES ROAD, MANHEIM, PA 17545, LESSOR AND Jennifer Portzel AS TENANT, WHOSE ADDRESS IS 887 S. Chiques Rd Manheim, PA 17545

WITNESS:

THAT LESSOR DOES LEASE UNTO TENANT AND TENANT DOES HEREBY TAKE AS TENANT THE FOLLOWING SPACE: Suite 111

TO BE USED AND OCCUPIED BY TENANT FOR THE PURPOSE OF:

Children's Music Academy AND FOR NO OTHER PURPOSE OR USE WHATSOEVER, FOR THE TERM OF One Year BEGINNING THE 15th DAY OF Dec. 2012, AND ENDING THE 30th DAY OF Nov., 2013 FOR THE AGREED TOTAL RENTAL OF Thirty-Nine Hundred (DOLLARS) (\$3900.00), PAYABLE AS FOLLOWS: MONTHLY PAYMENTS OF 325.00. ALL PAYMENTS TO BE MADE TO LESSOR ON THE 15th DAY OF EACH AND EVERY MONTH IN ADVANCE WITHOUT NOTICE OR DEMAND, AT THE ABOVE ADDRESS, OR AT SUCH OTHER PLACE AND TO SUCH OTHER PERSON AS THE LESSOR MAY FROM TIME TO TIME DESIGNATE IN WRITING. THE TENANT WAIVES ALL PROVISIONS OF THE PENNSYLVANIA LANDLORD AND TENANT ACT OF 1951, AS AMENDED THAT MAY BE WAIVED. NO NOTICE IS NECESSARY FOR THE ENFORCEMENT OF ANY PROVISIONS OF THIS LEASE. THE LANDLORD WILL ENFORCE THE PAYMENT OF RENT BY FILING A LANDLORD TENANT COMPLAINT AT THE DISTRICT JUSTICE OFFICE AT NOON OR THEREAFTER ON THE SECOND DAY OF THE MONTH. IF COURT ACTION OCCURS, TENANT AGREES TO PAY \$ 75.00 ADMINISTRATIVE FEE AND A MINIMUM OF \$ 75.00 ATTORNEY FEES AS ADDITIONAL RENT.

LESSOR ACKNOWLEDGES RECEIPT FROM TENANT OF THE SUM OF \$ 472.50, WHICH SHALL BE HELD BY THE LESSOR AS SECURITY FOR THE PERFORMANCE BY THE TENANT OF ALL OF THE TERMS AND CONDITIONS, COVENANTS PROMISED AND AGREEMENTS OF THIS LEASE TO BE PERFORMED BY THE TENANT. FURTHER, BOTH PARTIES AGREES AS FOLLOWS:

(a) IN THE EVENT OF A DEFAULT BY THE TENANT UNDER THIS LEASE, THE LESSOR SHALL NOT BE REQUIRED TO RETURN ANY PART OF PORTION OF SAID SECURITY. IN THIS EVENT THE LESSOR MAY EITHER RETAIN THE SECURITY AS LIQUIDATED DAMAGES, OR THE LESSOR MAY RETAIN THE SAME AND APPLY IT TOWARD THE ACTUAL DAMAGE SUSTAINED BY THE LESSOR BY REASON OF TENANTS DEFAULT. HOWEVER, UNDER NO CIRCUMSTANCES SHALL THE LESSOR BE DEPRIVED OF ANY OTHER REMEDY AS THE LAW MAY FURNISH OR AS AGREED UPON IN THIS LEASE. IN THE EVENT THAT THE DAMAGES EXCEED THE AMOUNT OF THE SECURITY DEPOSIT, THE LESSOR OR ITS AGENT SHALL HAVE THE RIGHT TO PROCEED AGAINST THE TENANT TO RECOVER THE EXCESS AMOUNT.

(b) IN THE EVENT THAT THERE HAS BEEN NO DEFAULT OF ANY KIND OR NATURE WHATSOEVER BY THE TENANT, UPON EXPIRATION OF THE FULL TERM OF THIS LEASE, SAID SECURITY DEPOSIT SHALL BE RETURNED BY THE LESSOR TO THE TENANT, LESS ANY EXPENSES, LOSS OR DAMAGE SUFFERED BY LESSOR AS THE RESULT OF ANY ACT OR OMISSION ON THE PART OF THE TENANT, HIS AGENTS, EMPLOYEES OR LICENSEE. WHEN THE TENANT IS ENTITLED TO THE RETURN OF THE SECURITY DEPOSIT, THE LESSOR SHALL HAVE **THIRTY DAYS** FROM THE DATE OF THE EXPIRATION DATE OF THIS LEASE IN WHICH TO REFUND THE SECURITY DEPOSIT **PROVIDED TENANT GIVES LANDLORD ITS NEW ADDRESS IN WRITING AT TERMINATION OF LEASE OR SURRENDER AND ACCEPTANCE OF THE PREMISES AND RETURNS ALL KEYS.**

(c) THE TENANT SHALL NOT HAVE THE RIGHT TO APPLY ALL OR ANY PORTION OF THE SECURITY DEPOSIT AS PAYMENT FOR RENT. THE SECURITY DEPOSIT WILL BE HELD IN ESCROW AT CITIZENS BANK.

THE PARTIES FURTHER AGREE AS FOLLOWS:

FIRST: THE TENANT SHALL NOT ASSIGN THIS LEASE, NOR SUBLET THE PREMISES OR ANY PART THEREOF, NOR USE THE SAME, NOR PERMIT THE SAME TO BE USED FOR ANY OTHER PURPOSE THAN AS ABOVE STIPULATED, NOR MAKE ANY ALTERATIONS THEREIN NOR ADDITIONS THERETO, WITHOUT THE WRITTEN CONSENT OF THE LESSOR, AND ALL ADDITIONS, FIXTURES OR IMPROVEMENTS WHICH MAY BE MADE OR INSTALLED BY TENANT, EXCEPT MOVABLE OFFICE FURNITURE, SHALL BECOME THE PROPERTY OF THE LESSOR AND REMAIN UPON THE PREMISES AS A PART THEREOF, AND BE SURRENDERED WITH THE PREMISES AT THE TERMINATION OF THIS LEASE. THE TENANT SHALL NOT INSTALL OR USE ANY AWNINGS.

SECOND: ALL PERSONAL PROPERTY PLACED IN THE PREMISES SHALL BE AT THE RISK OF THE TENANT OR OWNER THEREOF, AND LESSOR SHALL NOT BE LIABLE FOR ANY DAMAGE TO SAID PERSONAL PROPERTY, OR TO THE TENANT ARISING FROM THE BURSTING OR LEAKING OF WATER PIPES OR OTHER LEAKAGE, OR FROM ANY ACT OF NEGLIGENCE OF ANY CO-TENANT OR OCCUPANTS OF THE BUILDING OR OF ANY OTHER PERSON WHOMSOEVER OR FROM ANY CAUSE WHATSOEVER.

THIRD: THE TENANT SHALL PROMPTLY EXECUTE AND **COMPLY WITH ALL STATUTES, ORDINANCES, RULES, ORDERS, REGULATIONS AND REQUIREMENTS OF THE FEDERAL, STATE, COUNTY, AND CITY GOVERNMENTS AND OF ANY AND ALL THEIR DEPARTMENTS AND BUREAUS APPLICABLE TO SAID PREMISES, AND SHALL CORRECT, PREVENT AND ABATE NUISANCES OR OTHER GRIEVANCES INCLUDING ALL RULES, ORDERS AND REGULATIONS OF THE NORTHEASTERN UNDERWRITERS ASSOCIATION FOR THE PREVENTION OF FIRES, AT TENANTS OWN COST AND EXPENSE. IF ANY ACT OR OMISSION OF THE TENANT IS THE BASIS FOR AN INCREASE IN THE LESSOR'S INSURANCE PREMIUMS ON HAZARD INSURANCE, LIABILITY INSURANCE OR OTHER INSURANCE, THEN TENANT AGREES TO IMMEDIATELY REIMBURSE LESSOR FOR ANY SUCH INCREASE IN SUCH INSURANCE PREMIUMS.**

FOURTH: IN THE EVENT THE PREMISES SHALL BE DAMAGED BY CASUALTY WHEREBY THE SAME SHALL BE RENDERED UNTENABLE, THEN THE LESSOR SHALL HAVE THE RIGHT TO RENDER SAID PREMISES TENANTABLE BY REPAIRS, WITHIN NINETY DAYS THEREFROM. IF SAID PREMISES ARE NOT RENDERED TENANTABLE WITHIN SAID TIME, IT SHALL BE OPTIONAL WITH EITHER PARTY HERETO TO CANCEL THIS LEASE BY WRITTEN NOTICE, AND IN THE EVENT OF SUCH CANCELLATION THE RENT SHALL BE PAID ONLY TO THE DATE OF SUCH CASUALTY.

FIFTH: THE PROMPT PAYMENT OF THE RENT AND FAITHFUL OBSERVANCE OF THE TERMS AND CONDITIONS OF THIS LEASE AND SUCH OTHER REASONABLE RULES AND REGULATIONS AS MAY HEREAFTER BE MADE BY THE LESSOR, ARE THE CONDITIONS UPON WHICH THE LEASE IS MADE AND ACCEPTED AND ANY FAILURE ON THE PART OF THE TENANT TO COMPLY WITH THE TERMS OR CONDITIONS OF THIS LEASE, OR ANY SUCH RULES AND REGULATIONS, SHALL AT THE OPTION OF THE LESSOR BE CAUSE FOR TERMINATION OF THIS LEASE.

SIXTH: IF THE TENANT SHALL ABANDON OR VACATE SAID PREMISES BEFORE THE END OF THE TERM OF THIS LEASE, THE LESSOR MAY, AT ITS OPTION FORTHWITH CANCEL THIS LEASE OR IT MAY ENTER SAID PREMISES AS THE AGENT OF THE TENANT, BY FORCE OR OTHERWISE, WITHOUT BEING LIABLE IN ANY WAY THEREFOR, AND RE-LET THE PREMISES WITH OR WITHOUT ANY FURNITURE THAT MAY BE THEREIN, AS THE AGENT OF THE TENANT, AT SUCH PRICE AND UPON SUCH TERMS AND FOR SUCH DURATION OF TIME AS THE LESSOR MAY DETERMINE, AND RECEIVE THE RENT THEREFOR, APPLYING THE SAME TO THE PAYMENT OF THE RENT DUE UNDER THIS LEASE.

SEVENTH: IN THE EVENT IT IS NECESSARY FOR LESSOR TO EMPLOY AN ATTORNEY TO COLLECT ANY PORTION OF THE RENT, THEN TENANT AGREES TO PAY A REASONABLE ATTORNEY FEE. TOGETHER WITH ALL COSTS, WHETHER SUIT BE INSTITUTED OR NOT, AS ADDITIONAL RENT.

EIGHTH: THE TENANT AGREES TO PAY ALL CHARGES FOR UTILITIES USED ON SAID PREMISES, WHICH ARE CONTROLLED BY TENANT.

NINTH: THE TENANT SHALL NOT DISPLAY ANY SIGN, PLACARD OR ADVERTISING LITERATURE ON THE PREMISES WHICH SHALL OFFEND THE SENSITIVITY OF LESSOR OR WHICH LESSOR IN ITS SOLE DISCRETION CONSIDERS LEWD, OFFENSIVE OR IN BAD TASTE OR WHICH LESSOR IN ITS SOLE DISCRETION CONSIDERS TO DETRACT FROM THE AESTHETIC APPEARANCE OF THE PREMISES. NO ANIMALS OR PETS ARE TO BE KEPT OR ALLOWED ON THE PREMISES WITHOUT LESSOR'S WRITTEN CONSENT. THE TENANT SHALL NOT PLACE ANY SIGN OR OTHER OBJECT ON THE ROOF WITHOUT THE WRITTEN CONSENT OF THE LESSOR. NEEDED ANTENNAS OR DISHES FOR CABLE, SHALL ONLY BE PLACED ON OUTSIDE OF BUILDING WITH EXPRESS CONSENT OF THE LANDLORD, AND ONLY SHALL BE PLACED IN POSITIONS PERMITTED BY LANDLORD.

TENTH: THE LESSOR, OR ITS AGENTS, SHALL HAVE THE RIGHT TO ENTER SAID PREMISES DURING ALL REASONABLE HOURS TO EXAMINE THE SAME, TO MAKE SUCH REPAIRS, ADDITIONS, OR ALTERATIONS AS MAY BE DEEMED NECESSARY FOR THE SAFETY OR PRESERVATION THEREOF, OR OF SAID BUILDING, WHETHER OR NOT TENANT IS THERE. THE LESSOR OR ITS AGENTS MAY EXHIBIT SAID PREMISES AND DISPLAY UPON THE DOORS OR WINDOW THEREOF, OR OF SAID BUILDING, THE LESSOR OR ITS AGENTS MAY EXHIBIT SAID PREMISES AND DISPLAY UPON THE DOORS OR WINDOWS THEREOF NOTICE "FOR RENT". AT ANY TIME. THE RIGHT OF ENTRY SHALL LIKEWISE EXIST FOR THE PURPOSE OF REMOVING UNAUTHORIZED PLACARDS, SIGNS, FIXTURES, ALTERATION OR ADDITIONS, WITH OR WITHOUT TENANTS PERMISSION.

ELEVENTH: TENANT HEREBY ACCEPTS THE PREMISES IN THE CONDITION THEY ARE IN AT THE BEGINNING OF THIS LEASE AND AGREES TO MAINTAIN SAID PREMISES IN THE SAME CONDITION, ORDER AND REPAIR, EXCEPTING ONLY REASONABLE WEAR AND TEAR ARISING FORM THE USE SPECIFIED ABOVE, AND TO MAKE GOOD TO SAID LESSOR IMMEDIATELY UPON DEMAND, ANY DAMAGE TO PIPES, WIRING, ELECTRIC LIGHTS, FIXTURES, APPLIANCES OR APPURTENANCES OF SAID PREMISES OR TO THE BUILDING, CAUSED BY ANY ACT OR NEGLECT OF TENANT OR BY ANY EMPLOYEE, CUSTOMER OR

LICENSEE OF TENANT. A DIAGRAM OF THE PREMISES HAS BEEN GIVEN TO TENANT FOR THE PURPOSE OF TENANT'S INDICATING ANY DAMAGE TO THE PREMISES PRIOR TO MOVING IN. THIS DIAGRAM SHALL BECOME A PART OF THIS LEASE FOR THE PURPOSE OF DETERMINING TENANT DAMAGE AT THE END OF THE LEASE TERM.

TWELFTH: LESSOR SHALL NOT BE LIABLE FOR ANY DAMAGE OR INJURY WHICH MAY BE SUSTAINED BY TENANT OR OTHER PERSON RESULTING FROM THE CARELESSNESS, NEGLIGENCE OR IMPROPER CONDUCT ON THE PART OF ANY OTHER TENANT OR AGENTS, EMPLOYEES, CUSTOMERS OR LICENSEES OF ANY OTHER TENANT, OR BY REASON OF THE BREAKAGE, LEAKAGE OR OBSTRUCTION OF THE WATER, SEWER OR SOIL PIPES, OR OTHER LEAKAGE IN OR ABOUT THE SAID BUILDING OR FOR ANY DAMAGE CAUSED BY FIRE, WIND STORM OR ANY ACT OF GOD.

THIRTEENTH: IF THE TENANT SHALL BECOME INSOLVENT OR IF **BANKRUPTCY PROCEEDINGS** HAVE BEGUN BY OR AGAINST THE TENANT, THE LESSOR AT ITS OPTION MAY CANCEL THIS LEASE. LESSOR MAY ELECT TO ACCEPT RENT FROM A RECEIVER, TRUSTEE OR OTHER JUDICIAL OFFICER DURING THE TERM OF THEIR OCCUPANCY IN THEIR JUDICIAL CAPACITY WITHOUT AFFECTING LESSOR'S RIGHTS AS CONTAINED IN THIS LEASE, BUT NO RECEIVER OR TRUSTEE OR REFEREE SHALL EVER HAVE ANY RIGHT, TITLE OR INTEREST IN OR TO THE ABOVE PREMISES BY VIRTUE OF THIS LEASE.

FOURTEENTH: THIS CONTRACT SHALL BIND THE LEGATEES, DEVISEES, HEIRS, PERSONAL REPRESENTATIVES OR SUCCESSORS OF THE TENANT.

FIFTEENTH: TIME IS OF THE ESSENCE IN THE PERFORMANCE OF ALL TERMS AND CONDITIONS HEREIN.

SIXTEENTH:

- A. **WRITTEN NOTICE**, IF REQUIRED, MAILED OR DELIVERED TO THE PREMISES SHALL CONSTITUTE SUFFICIENT NOTICE TO THE TENANT AND WRITTEN NOTICE MAILED OR DELIVERED TO THE LESSOR AT THE ADDRESS SET FORTH ABOVE SHALL CONSTITUTE SUFFICIENT NOTICE TO THE LESSOR.
- B. **WRITTEN NOTICE** IS REQUIRED. MAILED OR DELIVERED TO THE PREMISES BY TENANT OF ANY INTENTION TO TERMINATE LEASE SIXTY (60) DAYS BEFORE DATE OF INCEPTION OF LEASE. **WRITTEN NOTICE** IS REQUIRED BY LESSOR OF ANY INTENTION TO TERMINATE LEASE SIXTY (60) DAYS BEFORE DATE OF INCEPTION OF LEASE.

SEVENTEENTH: THE RIGHTS OF THE LESSOR UNDER THE FOREGOING SHALL BE CUMULATIVE, AND FAILURE ON THE PART OF THE LESSOR TO EXERCISE PROMPTLY ANY RIGHT GIVEN HEREUNDER SHALL NOT OPERATE TO WAIVE OR FORFEIT ANY OF SUCH RIGHTS.

EIGHTEENTH: ALL SIGNS OR OUTSIDE ADVERTISING OR WINDOW ADVERTISING TO BE USED, SHALL BE FIRST SUBMITTED TO LESSOR FOR APPROVAL BEFORE INSTALLATION OF SAME.

NINETEENTH: THE TENANT IS TO OBTAIN \$100,000 - \$ 300,000 **PUBLIC LIABILITY INSURANCE** COVERING THE DEMISED PREMISES, THE SIDEWALK IN FRONT HEREOF AND THE PARKING LOT IN THE FRONT THEREOF TOGETHER WITH ANY HALLWAY, ENTRYWAYS, STAIRS, BATHROOM, RESTROOM OR OTHER COMMON AREA USED BY THE TENANT. TENANT SHALL OBTAIN PLATE GLASS INSURANCE IF THERE IS ANY PLATE GLASS WHICH IS A PART OF PREMISES. THE LESSOR SHALL BE NAMED AS CO-INSURED AND SHALL BE FURNISHED THE ORIGINAL OF SUCH INSURANCE POLICIES. TENANT SHALL PROVIDE COPY OF INSURANCE POLICY TO LANDLORD WHICH SHALL BECOME PART OF THE LEASE.

TWENTIETH: THE TENANT SHALL PAY IN ADDITION TO THE RENT SET FORTH HEREIN ANY AND ALL **SALES TAXES** IMPOSED BY THE COMMONWEALTH OF PENNSYLVANIA AS WELL AS ANY OTHER SIMILAR TAX IMPOSED BY AND OTHER GOVERNMENTAL TAXING AUTHORITY ON THE RENTAL OR USE OF THE DEMISED PREMISES.

TWENTY FIRST: THE ENTIRE BUILDING IN WHICH THE LET PREMISES ARE LOCATED IS A **SMOKE FREE ESTABLISHMENT**. TENANT AND TENANT'S GUESTS, CUSTOMERS, AND INVITEES, SHALL RESPECT THIS CONDITION AND SHALL NOT SMOKE WITHIN THE BUILDING, EXCEPT IN SUCH DESIGNATED PLACES AS SPECIFIED BY LANDLORD.

TWENTY SECOND: THE NUMBER OF PEOPLE IN THE LET PREMISES AT ONE TIME SHALL BE REGULATED BY THE FIRE CODE OF LANCASTER COUNTY AND THE LOCAL TOWNSHIP ORDINANCES IF ANY.

TWENTY THIRD: TENANT SHALL KEEP ALL **FOOD** IN APPROPRIATE (CLOSED, AIRTIGHT) CONTAINERS AND SHALL KEEP THEIR PREMISES IN A CLEAN AND SANITARY MANNER AT ALL TIMES.

TWENTY FOURTH: TENANT SHALL KEEP THE **ELECTRIC CANDLES** IN THE WINDOWS THAT ARE IN PLACE BY THE LANDLORD AND SHALL KEEP THE CANDLES LIT AT ALL TIMES AT TENANTS EXPENSE IN ACCORDANCE WITH THE SCHEDULE SET BY LANDLORD. TENANT SHALL ALSO KEEP THE BLINDS LOWERED AND SLATS OPEN AT THE END OF THE DAY IN CONFORMITY WITH THE OTHER BLINDS THROUGHOUT THE BUILDING. TENANT SHALL NOT PLACE ANY VALANCES OR ANY WINDOW TREATMENT OR CURTAINS ON ANY OF THE WINDOWS AT ANY TIME. IN ADDITION, TENANT SHALL NOT PLACE ANYTHING ON THE WINDOWSILLS THAT IS VISIBLE FROM THE OUTSIDE, INCLUDING PLANTS OR FLOWERS.

TWENTY FIFTH: TENANT SHALL REPLACE BURNT OUT **LIGHT BULBS** IN THE LET PREMISES. THE LIGHT BULBS FOR THE CANDLES WILL BY PROVIDED BY THE LANDLORD AND MAY BE PICKED UP AT THE COUNTER IN THE STORE OF J. L. HONBERGER CO., INC.

TWENTY SIXTH: LANDLORD HAS A POLICY OF **NO OUTSIDE SOLICITATION** IN THE BUILDING. TENANT SHALL ABIDE BY THIS POLICY, AND SHALL DO NO SOLICITATION OF OTHER TENANTS ON THE PREMISES.

TWENTY SEVENTH: WHILE EACH UNIT IS SET UP TO PROVIDE NETWORKING IN THE INDIVIDUAL LET PREMISES, NO NETWORKING IS PERMITTED WITH OTHER INDIVIDUAL LET PREMISES.

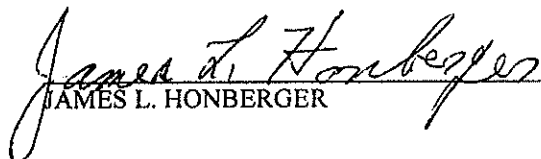
TWENTY EIGHTH: THIS LEASE SHALL END AT THE END OF ITS TERM, UNLESS RENEWED IN WRITING BY THE PARTIES HERETO. IF TENANT WRONGFULLY HOLDS OVER AND DOES NOT REMOVE ITSELF AT THE END OF THE TERM, TENANT AGREES TO PAY RENT AT THE RATE OF FIFTY DOLLARS PER DAY AS DAMAGES UNTIL IT REMOVES ITSELF.

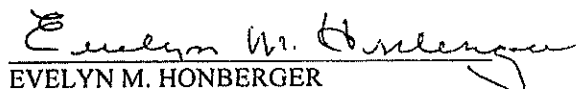
TWENTY NINTH: TENANT SHALL PARK IN THE SPACES PROVIDED IN FRONT OF THE BUILDING NOT DESIGNATED AS PARKING OF J. L. HONBERGER CO., INC. TENANT SHALL ADVISE ALL EMPLOYEES, GUESTS, AND CUSTOMERS TO PARK ONLY IN THE DESIGNATED AREAS.

THIRTY: LANDLORD MAY INCREASE RENT DURING TERM OF LEASE PROPORTIONATELY WITH ANY INCREASE IN PROPERTY TAXES.

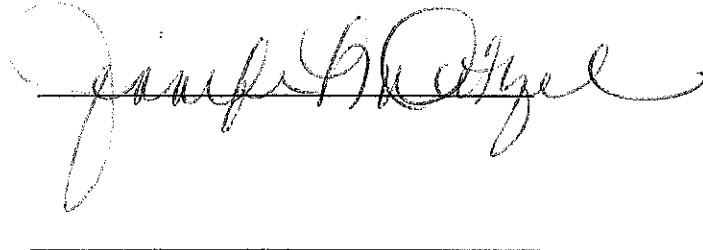
IN WITNESS WHEREOF, THE PARTIES INTENDING TO BE LEGALLY BOUND BY THE TERMS HEREOF, AND RECITING THAT THEY HAVE READ AND UNDERSTAND ALL THE TERMS IN THIS COMMERCIAL AGREEMENT, PLACE THEIR HANDS AND SEALS THIS 15th DAY OF Oct, 2012.

LANDLORD:


JAMES L. HONBERGER


EVELYN M. HONBERGER

TENANT:



RULES & REGULATIONS

THESE RULES & REGULATIONS GOVERN ALL TENANTS, THEIR EMPLOYEES, GUESTS, INVITEES, AND LICENSEES, WHO LEASE SUITES LOCATED AT 885 SOUTH CHIQUES ROAD, MANHEIM, PA 17545. THESE RULES AND REGULATIONS ARE A PART OF THE LEASE BETWEEN JAMES L & EVELYN M. HONBERGER, AND SUCH TENANTS. THE TENANTS AGREE THAT THE LANDLORDS MAY ADD ADDITIONAL RULES AND REGULATIONS AS THEY DEEM NECESSARY.

1. THE USE OR POSSESSION OF ALCOHOL, OR ILLEGAL DRUGS ON THE PREMISES KNOWN AS 885 SOUTH CHIQUES ROAD, MANHEIM, PENNSYLVANIA IS STRICTLY PROHIBITED.

2. THE PREMISES ARE SMOKE FREE. THEREFORE, SMOKING EXCEPT IN AREAS DESIGNATED BY LANDLORDS IS STRICTLY PROHIBITED, UNDER NO CIRCUMSTANCES SHALL PIPE SMOKING OR CIGAR SMOKING BE PERMITTED AT ALL.

3. THE PREMISES ARE NOT TO BE CONSIDERED A PLAYGROUND. ACCORDINGLY CHILDREN ARE NOT PERMITTED TO PLAY IN THE PARKING LOTS, AND DRIVEWAY AREAS OR LAWNS ON THE PREMISES. TENANTS AT ALL TIMES SHALL BE RESPONSIBLE FOR ANY CHILDREN THERE WITH THEIR PERMISSION.

4. TENANTS SHALL BE RESPONSIBLE TO CLEAN THEIR SUITES WEEKLY. TRASH SHOULD BE PUT IN PLASTIC BAGS AND TIED SHUT. BAGS SHOULD BE PLACED IN THE DUMPSTER AT THE REAR OF BUILDING; ANYTHING TOO LARGE FOR DUMPSTER IS ABSOLUTELY PROHIBITED. NO COMPUTER EQUIPMENT OR HAZARDOUS MATERIALS ARE ALLOWED IN THE DUMPSTER.

5. IN ORDER TO PROTECT AGAINST PESTY BUGS, RODENTS AND OTHER VERMIN INFESTATION, TENANTS SHALL SEE THAT ANY FOOD KEPT ON THE PREMISES SHALL BE IN CLOSED CONTAINERS AT ALL TIMES.

6. AT THE ASSUMPTION OF THE LEASE, TENANTS SHALL BE PROVIDED WITH TWO KEYS FOR AUTHORIZED OCCUPANTS. TENANTS SHALL PROVIDE LANDLORDS WITH THE NAMES AND ADDRESSES OF EACH OCCUPANT SO AUTHORIZED.

7. PARKING SHALL BE AS SET FORTH IN EACH LEASE, AND NO PARKING SHALL BE PERMITTED IN FRONT OF ANY OF THE DOORS OF THE BUILDINGS. TENANTS, GUESTS, EMPLOYEES AND INVITEES SHALL NOT PARK BETWEEN SIGNS FOR J. L. HONBERGER CO., INC. STORE PARKING.


RULES & REGULATIONS

8. THE NUMBER OF ACTUAL EMPLOYED OCCUPANTS IN EACH SUITE SHALL BE LIMITED TO ONE (1) PERSON FOR TWO HUNDRED (200) SQUARE FEET IN THE SUITES ON THE SECOND FLOOR (2ND) FLOOR. THE SUITES ON THE FIRST (1ST.) FLOOR WILL BE LIMITED TO ONE (1) PERSON PER ONE HUNDRED (100) SQUARE FEET. THE NUMBER OF OCCUPANTS PERMITTED OTHERWISE SHALL BE REGULATED BY ALL PERTINENT FIRE CODES ENFORCE.

9. THE COMMON RESTROOMS SHALL BE MAINTAINED GENERALLY BY MANAGEMENT, HOWEVER, TENANTS SHALL USE THEIR BEST EFFORTS TO KEEP THE RESTROOMS CLEANED AFTER THEIR USE.

10. NO SIGNS SHALL BE PERMITTED, OTHER THAN SIGNS AUTHORIZED BY THE LANDLORDS. NO CAMPERS OR TRUCKS OTHER THAN DELIVERY TRUCKS SHALL BE PERMITTED ON THE PREMISES. ANY VEHICLE ON THE PREMISES MUST BE LICENSED AND REGISTERED. ONLY VEHICLES OF TENANTS, THEIR EMPLOYEES AND GUESTS SHALL BE PERMITTED. ANY UNAUTHORIZED VEHICLE SHALL BE TOWED AWAY AT THE OWNER'S EXPENSE. NO VEHICLE SHALL BE PERMITTED ON THE PREMISES OVERNIGHT, UNLESS EXPRESS PERMISSION IS OBTAINED FROM THE LANDLORD.

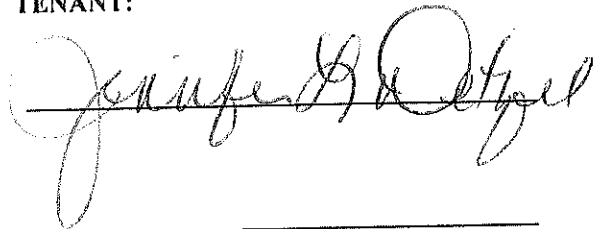
LANDLORD:


JAMES L HONBERGER


EVELYN M. HONBERGER

10/1/2012
DATED

TENANT:



10/7/12
DATED

COMMERCIAL LEASE AGREEMENT

THIS AGREEMENT, ENTERED INTO THIS 25th DAY OF Nov 2019
BETWEEN JAMES L. HONBERGER, 885 S. CHIQUES ROAD, MANHEIM, PA 17545, LESSOR
AND Lewis Jelen
AS TENANT, WHOSE ADDRESS IS 903 S Chiques Rd
Manheim PA 17545

WITNESS:

THAT LESSOR DOES LEASE UNTO TENANT AND TENANT DOES HEREBY TAKE AS TENANT
THE FOLLOWING SPACE: Suite DFH 2nd Floor

TO BE USED AND OCCUPIED BY TENANT FOR THE PURPOSE OF:

Office AND
FOR NO OTHER PURPOSE OR USE WHATSOEVER, FOR THE TERM
OF 2 years BEGINNING THE 1st DAY OF December
2019, AND ENDING THE 30th DAY OF Nov, 2021 FOR THE AGREED TOTAL
RENTAL OF TWENTY SIX THOUSAND FOUR HUNDRED (DOLLARS)

(\$26,400.00), PAYABLE AS FOLLOWS: MONTHLY PAYMENTS OF 1100.00
ALL PAYMENTS TO BE MADE TO LESSOR ON THE 1st DAY OF EACH AND EVERY
MONTH IN ADVANCE WITHOUT NOTICE OR DEMAND, AT THE ABOVE ADDRESS, OR AT
SUCH OTHER PLACE AND TO SUCH OTHER PERSON AS THE LESSOR MAY FROM TIME TO
TIME DESIGNATE IN WRITING. THE TENANT WAIVES ALL PROVISIONS OF THE
PENNSYLVANIA LANDLORD AND TENANT ACT OF 1951, AS AMENDED THAT MAY BE
WAIVED. NO NOTICE IS NECESSARY FOR THE ENFORCEMENT OF ANY PROVISIONS OF
THIS LEASE. THE LANDLORD WILL ENFORCE THE PAYMENT OF RENT BY FILING A
LANDLORD TENANT COMPLAINT AT THE DISTRICT JUSTICE OFFICE AT NOON OR
THEREAFTER ON THE SECOND DAY OF THE MONTH. IF COURT ACTION OCCURS,
TENANT AGREES TO PAY \$ 75.00 ADMINISTRATIVE FEE AND A MINIMUM OF \$ 75.00
ATTORNEY FEES AS ADDITIONAL RENT. 750

LESSOR ACKNOWLEDGES RECEIPT FROM TENANT OF THE SUM OF \$ _____, WHICH
SHALL BE HELD BY THE LESSOR AS SECURITY FOR THE PERFORMANCE BY THE TENANT
OF ALL OF THE TERMS AND CONDITIONS, COVENANTS PROMISED AND AGREEMENTS OF
THIS LEASE TO BE PERFORMED BY THE TENANT. FURTHER, BOTH PARTIES AGREES AS
FOLLOWS:

(a) IN THE EVENT OF A DEFAULT BY THE TENANT UNDER THIS
LEASE, THE LESSOR SHALL NOT BE REQUIRED TO RETURN ANY PART OF PORTION OF
SAID SECURITY. IN THIS EVENT THE LESSOR MAY EITHER RETAIN THE SECURITY AS
LIQUIDATED DAMAGES, OR THE LESSOR MAY RETAIN THE SAME AND APPLY IT
TOWARD THE ACTUAL DAMAGE SUSTAINED BY THE LESSOR BY REASON OF TENANTS
DEFAULT. HOWEVER, UNDER NO CIRCUMSTANCES SHALL THE LESSOR BE DEPRIVED OF
ANY OTHER REMEDY AS THE LAW MAY FURNISH OR AS AGREED UPON IN THIS LEASE. IN
THE EVENT THAT THE DAMAGES EXCEED THE AMOUNT OF THE SECURITY DEPOSIT, THE
LESSOR OR ITS AGENT SHALL HAVE THE RIGHT TO PROCEED AGAINST THE TENANT TO
RECOVER THE EXCESS AMOUNT.

(b) IN THE EVENT THAT THERE HAS BEEN NO DEFAULT OF ANY KIND OR NATURE WHATSOEVER BY THE TENANT, UPON EXPIRATION OF THE FULL TERM OF THIS LEASE, SAID SECURITY DEPOSIT SHALL BE RETURNED BY THE LESSOR TO THE TENANT, LESS ANY EXPENSES, LOSS OR DAMAGE SUFFERED BY LESSOR AS THE RESULT OF ANY ACT OR OMISSION ON THE PART OF THE TENANT, HIS AGENTS, EMPLOYEES OR LICENSEE. WHEN THE TENANT IS ENTITLED TO THE RETURN OF THE SECURITY DEPOSIT, THE LESSOR SHALL HAVE THIRTY DAYS FROM THE DATE OF THE EXPIRATION DATE OF THIS LEASE IN WHICH TO REFUND THE SECURITY DEPOSIT PROVIDED TENANT GIVES LANDLORD ITS NEW ADDRESS IN WRITING AT TERMINATION OF LEASE OR SURRENDER AND ACCEPTANCE OF THE PREMISES AND RETURNS ALL KEYS.

(c) THE TENANT SHALL NOT HAVE THE RIGHT TO APPLY ALL OR ANY PORTION OF THE SECURITY DEPOSIT AS PAYMENT FOR RENT. THE SECURITY DEPOSIT WILL BE HELD IN ESCROW AT WELLS FARGO BANK.

THE PARTIES FURTHER AGREE AS FOLLOWS:

FIRST: THE TENANT SHALL NOT ASSIGN THIS LEASE, NOR SUBLET THE PREMISES OR ANY PART THEREOF, NOR USE THE SAME, NOR PERMIT THE SAME TO BE USED FOR ANY OTHER PURPOSE THAN AS ABOVE STIPULATED, NOR MAKE ANY ALTERATIONS THEREIN NOR ADDITIONS THERETO, WITHOUT THE WRITTEN CONSENT OF THE LESSOR, AND ALL ADDITIONS, FIXTURES OR IMPROVEMENTS WHICH MAY BE MADE OR INSTALLED BY TENANT, EXCEPT MOVABLE OFFICE FURNITURE, SHALL BECOME THE PROPERTY OF THE LESSOR AND REMAIN UPON THE PREMISES AS A PART THEREOF, AND BE SURRENDERED WITH THE PREMISES AT THE TERMINATION OF THIS LEASE. THE TENANT SHALL NOT INSTALL OR USE ANY AWNINGS.

SECOND: ALL PERSONAL PROPERTY PLACED IN THE PREMISES SHALL BE AT THE RISK OF THE TENANT OR OWNER THEREOF, AND LESSOR SHALL NOT BE LIABLE FOR ANY DAMAGE TO SAID PERSONAL PROPERTY, OR TO THE TENANT ARISING FROM THE BURSTING OR LEAKING OF WATER PIPES OR OTHER LEAKAGE, OR FROM ANY ACT OF NEGLIGENCE OF ANY CO-TENANT OR OCCUPANTS OF THE BUILDING OR OF ANY OTHER PERSON WHOMSOEVER OR FROM ANY CAUSE WHATSOEVER.

THIRD: THE TENANT SHALL PROMPTLY EXECUTE AND COMPLY WITH ALL STATUTES, ORDINANCES, RULES, ORDERS, REGULATIONS AND REQUIREMENTS OF THE FEDERAL, STATE, COUNTY, AND CITY GOVERNMENTS AND OF ANY AND ALL THEIR DEPARTMENTS AND BUREAUS APPLICABLE TO SAID PREMISES, AND SHALL CORRECT, PREVENT AND ABATE NUISANCES OR OTHER GRIEVANCES INCLUDING ALL RULES, ORDERS AND REGULATIONS OF THE NORTHEASTERN UNDERWRITERS ASSOCIATION FOR THE PREVENTION OF FIRES, AT TENANTS OWN COST AND EXPENSE. IF ANY ACT OR OMISSION OF THE TENANT IS THE BASIS FOR AN INCREASE IN THE LESSOR'S INSURANCE PREMIUMS ON HAZARD INSURANCE, LIABILITY INSURANCE OR OTHER INSURANCE, THEN TENANT AGREES TO IMMEDIATELY REIMBURSE LESSOR FOR ANY SUCH INCREASE IN SUCH INSURANCE PREMIUMS.

FOURTH: IN THE EVENT THE PREMISES SHALL BE DAMAGED BY CASUALTY WHEREBY THE SAME SHALL BE RENDERED UNTENABLE, THEN THE LESSOR SHALL HAVE THE RIGHT TO RENDER SAID PREMISES TENANTABLE BY REPAIRS, WITHIN NINETY DAYS THEREFROM. IF SAID PREMISES ARE NOT RENDERED TENANTABLE WITHIN SAID TIME, IT SHALL BE OPTIONAL WITH EITHER PARTY HERETO TO CANCEL THIS LEASE BY WRITTEN NOTICE, AND IN THE EVENT OF SUCH CANCELLATION THE RENT SHALL BE PAID ONLY TO THE DATE OF SUCH CASUALTY.

FIFTH: THE PROMPT PAYMENT OF THE RENT AND FAITHFUL OBSERVANCE OF THE TERMS AND CONDITIONS OF THIS LEASE AND SUCH OTHER REASONABLE RULES AND REGULATIONS AS MAY HEREAFTER BE MADE BY THE LESSOR, ARE THE CONDITIONS UPON WHICH THE LEASE IS MADE AND ACCEPTED AND ANY FAILURE ON THE PART OF THE TENANT TO COMPLY WITH THE TERMS OR CONDITIONS OF THIS LEASE, OR ANY SUCH RULES AND REGULATIONS, SHALL AT THE OPTION OF THE LESSOR BE CAUSE FOR TERMINATION OF THIS LEASE.

SIXTH: IF THE TENANT SHALL ABANDON OR VACATE SAID PREMISES BEFORE THE END OF THE TERM OF THIS LEASE, THE LESSOR MAY, AT ITS OPTION FORTHWITH CANCEL THIS LEASE OR IT MAY ENTER SAID PREMISES AS THE AGENT OF THE TENANT, BY FORCE OR OTHERWISE, WITHOUT BEING LIABLE IN ANY WAY THEREFOR, AND RE-LET THE PREMISES WITH OR WITHOUT ANY FURNITURE THAT MAY BE THEREIN, AS THE AGENT OF THE TENANT, AT SUCH PRICE AND UPON SUCH TERMS AND FOR SUCH DURATION OF TIME AS THE LESSOR MAY DETERMINE, AND RECEIVE THE RENT THEREFOR, APPLYING THE SAME TO THE PAYMENT OF THE RENT DUE UNDER THIS LEASE.

SEVENTH: IN THE EVENT IT IS NECESSARY FOR LESSOR TO EMPLOY AN ATTORNEY TO COLLECT ANY PORTION OF THE RENT, THEN TENANT AGREES TO PAY A REASONABLE ATTORNEY FEE. TOGETHER WITH ALL COSTS, WHETHER SUIT BE INSTITUTED OR NOT, AS ADDITIONAL RENT.

EIGHTH: THE TENANT AGREES TO PAY ALL CHARGES FOR UTILITIES USED ON SAID PREMISES, WHICH ARE CONTROLLED BY TENANT.

NINTH: THE TENANT SHALL NOT DISPLAY ANY SIGN, PLACARD OR ADVERTISING LITERATURE ON THE PREMISES WHICH SHALL OFFEND THE SENSITIVITY OF LESSOR OR WHICH LESSOR IN ITS SOLE DISCRETION CONSIDERS LEWD, OFFENSIVE OR IN BAD TASTE OR WHICH LESSOR IN ITS SOLE DISCRETION CONSIDERS TO DETRACT FROM THE AESTHETIC APPEARANCE OF THE PREMISES. NO ANIMALS OR PETS ARE TO BE KEPT OR ALLOWED ON THE PREMISES WITHOUT LESSOR'S WRITTEN CONSENT. THE TENANT SHALL NOT PLACE ANY SIGN OR OTHER OBJECT ON THE ROOF WITHOUT THE WRITTEN CONSENT OF THE LESSOR. NEEDED ANTENNAS OR DISHES FOR CABLE, SHALL ONLY BE PLACED ON OUTSIDE OF BUILDING WITH EXPRESS CONSENT OF THE LANDLORD, AND ONLY SHALL BE PLACED IN POSITIONS PERMITTED BY LANDLORD.

TENTH: THE LESSOR, OR ITS AGENTS, SHALL HAVE THE **RIGHT TO ENTER** SAID PREMISES DURING ALL REASONABLE HOURS TO EXAMINE THE SAME, TO MAKE SUCH REPAIRS, ADDITIONS, OR ALTERATIONS AS MAY BE DEEMED NECESSARY FOR THE SAFETY OR PRESERVATION THEREOF, OR OF SAID BUILDING, WHETHER OR NOT TENANT IS THERE. THE LESSOR OR ITS AGENTS MAY EXHIBIT SAID PREMISES AND DISPLAY UPON THE DOORS OR WINDOW THEREOF, OR OF SAID BUILDING, THE LESSOR OR ITS AGENTS MAY EXHIBIT SAID PREMISES AND DISPLAY UPON THE DOORS OR WINDOWS THEREOF NOTICE "FOR RENT". AT ANY TIME. THE RIGHT OF ENTRY SHALL LIKEWISE EXIST FOR THE PURPOSE OF REMOVING UNAUTHORIZED PLACARDS, SIGNS, FIXTURES, ALTERATION OR ADDITIONS, WITH OR WITHOUT TENANTS PERMISSION.

ELEVENTH: TENANT HEREBY ACCEPTS THE PREMISES IN THE CONDITION THEY ARE IN AT THE BEGINNING OF THIS LEASE AND AGREES TO MAINTAIN SAID PREMISES IN THE SAME CONDITION, ORDER AND REPAIR, EXCEPTING ONLY REASONABLE WEAR AND TEAR ARISING FROM THE USE SPECIFIED ABOVE, AND TO MAKE GOOD TO SAID LESSOR IMMEDIATELY UPON DEMAND, ANY DAMAGE TO PIPES, WIRING, ELECTRIC LIGHTS, FIXTURES, APPLIANCES OR APPURTENANCES OF SAID PREMISES OR TO THE BUILDING, CAUSED BY ANY ACT OR NEGLIGENCE OF TENANT OR BY ANY EMPLOYEE, CUSTOMER

LICENSEE OF TENANT. A DIAGRAM OF THE PREMISES HAS BEEN GIVEN TO TENANT FOR THE PURPOSE OF TENANT'S INDICATING ANY DAMAGE TO THE PREMISES PRIOR TO MOVING IN. THIS DIAGRAM SHALL BECOME A PART OF THIS LEASE FOR THE PURPOSE OF DETERMINING TENANT DAMAGE AT THE END OF THE LEASE TERM.

TWELFTH: LESSOR SHALL NOT BE LIABLE FOR ANY DAMAGE OR INJURY WHICH MAY BE SUSTAINED BY TENANT OR OTHER PERSON RESULTING FROM THE CARELESSNESS, NEGLIGENCE OR IMPROPER CONDUCT ON THE PART OF ANY OTHER TENANT OR AGENTS, EMPLOYEES, CUSTOMERS OR LICENSEES OF ANY OTHER TENANT, OR BY REASON OF THE BREAKAGE, LEAKAGE OR OBSTRUCTION OF THE WATER, SEWER OR SOIL PIPES, OR OTHER LEAKAGE IN OR ABOUT THE SAID BUILDING OR FOR ANY DAMAGE CAUSED BY FIRE, WIND STORM OR ANY ACT OF GOD.

THIRTEENTH: IF THE TENANT SHALL BECOME INSOLVENT OR IF BANKRUPTCY PROCEEDINGS HAVE BEGUN BY OR AGAINST THE TENANT, THE LESSOR AT ITS OPTION MAY CANCEL THIS LEASE. LESSOR MAY ELECT TO ACCEPT RENT FROM A RECEIVER, TRUSTEE OR OTHER JUDICIAL OFFICER DURING THE TERM OF THEIR OCCUPANCY IN THEIR JUDICIAL CAPACITY WITHOUT AFFECTING LESSOR'S RIGHTS AS CONTAINED IN THIS LEASE, BUT NO RECEIVER OR TRUSTEE OR REFEREE SHALL EVER HAVE ANY RIGHT, TITLE OR INTEREST IN OR TO THE ABOVE PREMISES BY VIRTUE OF THIS LEASE.

FOURTEENTH: THIS CONTRACT SHALL BIND THE LEGATEES, DEVISEES, HEIRS, PERSONAL REPRESENTATIVES OR SUCCESSORS OF THE TENANT.

FIFTEENTH: TIME IS OF THE ESSENCE IN THE PERFORMANCE OF ALL TERMS AND CONDITIONS HEREIN.

SIXTEENTH:

- A. WRITTEN NOTICE, IF REQUIRED, MAILED OR DELIVERED TO THE PREMISES SHALL CONSTITUTE SUFFICIENT NOTICE TO THE TENANT AND WRITTEN NOTICE MAILED OR DELIVERED TO THE LESSOR AT THE ADDRESS SET FORTH ABOVE SHALL CONSTITUTE SUFFICIENT NOTICE TO THE LESSOR.
- B. WRITTEN NOTICE IS REQUIRED. MAILED OR DELIVERED TO THE PREMISES BY TENANT OF ANY INTENTION TO TERMINATE LEASE SIXTY (60) DAYS BEFORE DATE OF INCEPTION OF LEASE. WRITTEN NOTICE IS REQUIRED BY LESSOR OF ANY INTENTION TO TERMINATE LEASE SIXTY (60) DAYS BEFORE DATE OF INCEPTION OF LEASE.

SEVENTEENTH: THE RIGHTS OF THE LESSOR UNDER THE FOREGOING SHALL BE CUMULATIVE, AND FAILURE ON THE PART OF THE LESSOR TO EXERCISE PROMPTLY ANY RIGHT GIVEN HEREUNDER SHALL NOT OPERATE TO WAIVE OR FORFEIT ANY OF SUCH RIGHTS.

EIGHTEENTH: ALL SIGNS OR OUTSIDE ADVERTISING OR WINDOW ADVERTISING TO BE USED, SHALL BE FIRST SUBMITTED TO LESSOR FOR APPROVAL BEFORE INSTALLATION OF SAME.

NINETEENTH: THE TENANT IS TO OBTAIN \$100,000 - \$ 300,000 PUBLIC LIABILITY INSURANCE COVERING THE DEMISED PREMISES, THE SIDEWALK IN FRONT HEREOF AND THE PARKING LOT IN THE FRONT THEREOF TOGETHER WITH ANY HALLWAY, ENTRYWAYS, STAIRS, BATHROOM, RESTROOM OR OTHER COMMON AREA USED BY THE TENANT. TENANT SHALL OBTAIN PLATE GLASS INSURANCE IF THERE IS ANY PLATE GLASS WHICH IS A PART OF PREMISES. THE LESSOR SHALL BE NAMED AS CO-INSURED AND SHALL BE FURNISHED THE ORIGINAL OF SUCH INSURANCE POLICIES. TENANT SHALL PROVIDE COPY OF INSURANCE POLICY TO LANDLORD WHICH SHALL BECOME PART OF THE LEASE.

TWENTIETH: THE TENANT SHALL PAY IN ADDITION TO THE RENT SET FORTH HEREIN ANY AND ALL SALES TAXES IMPOSED BY THE COMMONWEALTH OF PENNSYLVANIA AS WELL AS ANY OTHER SIMILAR TAX IMPOSED BY AND OTHER GOVERNMENTAL TAXING AUTHORITY ON THE RENTAL OR USE OF THE DEMISED PREMISES.

TWENTY FIRST: THE ENTIRE BUILDING IN WHICH THE LET PREMISES ARE LOCATED IS A SMOKE FREE ESTABLISHMENT. TENANT AND TENANT'S GUESTS, CUSTOMERS, AND INVITEES, SHALL RESPECT THIS CONDITION AND SHALL NOT SMOKE WITHIN THE BUILDING, EXCEPT IN SUCH DESIGNATED PLACES AS SPECIFIED BY LANDLORD.

TWENTY SECOND: THE NUMBER OF PEOPLE IN THE LET PREMISES AT ONE TIME SHALL BE REGULATED BY THE FIRE CODE OF LANCASTER COUNTY AND THE LOCAL TOWNSHIP ORDINANCES IF ANY.

TWENTY THIRD: TENANT SHALL KEEP ALL FOOD IN APPROPRIATE (CLOSED, AIRTIGHT) CONTAINERS AND SHALL KEEP THEIR PREMISES IN A CLEAN AND SANITARY MANNER AT ALL TIMES.

TWENTY FOURTH: TENANT SHALL KEEP THE ELECTRIC CANDLES IN THE WINDOWS THAT ARE IN PLACE BY THE LANDLORD AND SHALL KEEP THE CANDLES LIT AT ALL TIMES AT TENANTS EXPENSE IN ACCORDANCE WITH THE SCHEDULE SET BY LANDLORD. TENANT SHALL ALSO KEEP THE BLINDS LOWERED AND SLATS OPEN AT THE END OF THE DAY IN CONFORMITY WITH THE OTHER BLINDS THROUGHOUT THE BUILDING. TENANT SHALL NOT PLACE ANY VALANCES OR ANY WINDOW TREATMENT OR CURTAINS ON ANY OF THE WINDOWS AT ANY TIME. IN ADDITION, TENANT SHALL NOT PLACE ANYTHING ON THE WINDOWSILLS THAT IS VISIBLE FROM THE OUTSIDE, INCLUDING PLANTS OR FLOWERS.

TWENTY FIFTH: TENANT SHALL REPLACE BURNT OUT LIGHT BULBS IN THE LET PREMISES. THE LIGHT BULBS FOR THE CANDLES WILL BY PROVIDED BY THE LANDLORD AND MAY BE PICKED UP AT THE COUNTER IN THE STORE OF J. L. HONBERGER CO., INC.

TWENTY SIXTH: LANDLORD HAS A POLICY OF NO OUTSIDE SOLICITATION IN THE BUILDING. TENANT SHALL ABIDE BY THIS POLICY, AND SHALL DO NO SOLICITATION OF OTHER TENANTS ON THE PREMISES.

TWENTY SEVENTH: WHILE EACH UNIT IS SET UP TO PROVIDE NETWORKING IN THE INDIVIDUAL LET PREMISES, NO NETWORKING IS PERMITTED WITH OTHER INDIVIDUAL LET PREMISES.

TWENTY EIGHTH: THIS LEASE SHALL END AT THE END OF ITS TERM, UNLESS RENEWED IN WRITING BY THE PARTIES HERETO. IF TENANT WRONGFULLY HOLDS OVER AND DOES NOT REMOVE ITSELF AT THE END OF THE TERM, TENANT AGREES TO PAY RENT AT THE RATE OF FIFTY DOLLARS PER DAY AS DAMAGES UNTIL IT REMOVES ITSELF.

TWENTY NINTH: TENANT SHALL PARK IN THE SPACES PROVIDED IN FRONT OF THE BUILDING NOT DESIGNATED AS PARKING OF J. L. HONBERGER CO., INC. TENANT SHALL ADVISE ALL EMPLOYEES, GUESTS, AND CUSTOMERS TO PARK ONLY IN THE DESIGNATED AREAS.

THIRTY: LANDLORD MAY INCREASE RENT DURING TERM OF LEASE PROPORTIONATELY WITH ANY INCREASE IN PROPERTY TAXES.

IN WITNESS WHEREOF, THE PARTIES INTENDING TO BE LEGALLY BOUND BY THE TERMS HEREOF, AND RECITING THAT THEY HAVE READ AND UNDERSTAND ALL THE TERMS IN THIS COMMERCIAL AGREEMENT, PLACE THEIR HANDS AND SEALS THIS _____ DAY OF _____, 2_____.

LANDLORD:

TENANT:

JAMES L. HONBERGER

Laurie Schein

RULES & REGULATIONS

THESE RULES & REGULATIONS GOVERN ALL TENANTS, THEIR EMPLOYEES, GUESTS, INVITEES, AND LICENSEES, WHO LEASE SUITES LOCATED AT 885 SOUTH CHIQUES ROAD, MANHEIM, PA 17545. THESE RULES AND REGULATIONS ARE A PART OF THE LEASE BETWEEN JAMES L HONBERGER, AND SUCH TENANTS. THE TENANTS AGREE THAT THE LANDLORDS MAY ADD ADDITIONAL RULES AND REGULATIONS AS THEY DEEM NECESSARY.

1. THE USE OR POSSESSION OF ALCOHOL, OR ILLEGAL DRUGS ON THE PREMISES KNOWN AS 885 SOUTH CHIQUES ROAD, MANHEIM, PENNSYLVANIA IS STRICTLY PROHIBITED.
2. THE PREMISES ARE SMOKE FREE. THEREFORE, SMOKING EXCEPT IN AREAS DESIGNATED BY LANDLORDS IS STRICTLY PROHIBITED, UNDER NO CIRCUMSTANCES SHALL PIPE SMOKING OR CIGAR SMOKING BE PERMITTED AT ALL.
3. THE PREMISES ARE NOT TO BE CONSIDERED A PLAYGROUND. ACCORDINGLY CHILDREN ARE NOT PERMITTED TO PLAY IN THE PARKING LOTS, AND DRIVEWAY AREAS OR LAWNS ON THE PREMISES. TENANTS AT ALL TIMES SHALL BE RESPONSIBLE FOR ANY CHILDREN THERE WITH THEIR PERMISSION.
4. TENANTS SHALL BE RESPONSIBLE TO CLEAN THEIR SUITES WEEKLY. TRASH SHOULD BE PUT IN PLASTIC BAGS AND TIED SHUT. BAGS SHOULD BE PLACED IN THE DUMPSTER AT THE REAR OF BUILDING; ANYTHING TOO LARGE FOR DUMPSTER IS ABSOLUTELY PROHIBITED. NO COMPUTER EQUIPMENT OR HAZARDOUS MATERIALS ARE ALLOWED IN THE DUMPSTER. CARTONS and BOXES SHOULD BE FLATTENED BEFORE PUTTING IN DUMPSTER. TENANT SHALL ABIDE BY ANY TRASH/RECYLCING NOTICES SET FORTH BY THE LANDLORD.
5. IN ORDER TO PROTECT AGAINST PESTY BUGS, RODENTS AND OTHER VERMIN INFESTATION, TENANTS SHALL SEE THAT ANY FOOD KEPT ON THE PREMISES SHALL BE IN CLOSED CONTAINERS AT ALL TIMES.
6. AT THE ASSUMPTION OF THE LEASE, TENANTS SHALL BE PROVIDED WITH TWO KEYS FOR AUTHORIZED OCCUPANTS. TENANTS SHALL PROVIDE LANDLORDS WITH THE NAMES AND ADDRESSES OF EACH OCCUPANT SO AUTHORIZED.
7. PARKING SHALL BE AS SET FORTH IN EACH LEASE, AND NO PARKING SHALL BE PERMITTED IN FRONT OF ANY OF THE DOORS OF THE BUILDINGS. TENANTS, GUESTS, EMPLOYEES AND INVITEES SHALL NOT PARK BETWEEN SIGNS FOR J. L . HONBERGER CO., INC. STORE PARKING. SNOWSTORM PARKING WILL BE DESIGNATED.

RULES & REGULATIONS

8. THE NUMBER OF ACTUAL EMPLOYED OCCUPANTS IN EACH SUITE SHALL BE LIMITED TO ONE (1) PERSON FOR TWO HUNDRED (200) SQUARE FEET IN THE SUITES ON THE SECOND FLOOR (2ND) FLOOR. THE SUITES ON THE FIRST (1ST) FLOOR WILL BE LIMITED TO ONE (1) PERSON PER ONE HUNDRED (100) SQUARE FEET. THE NUMBER OF OCCUPANTS PERMITTED OTHERWISE SHALL BE REGULATED BY ALL PERTINENT FIRE CODES ENFORCE.
9. THE COMMON RESTROOMS SHALL BE MAINTAINED GENERALLY BY MANAGEMENT, HOWEVER, TENANTS SHALL USE THEIR BEST EFFORTS TO KEEP THE RESTROOMS CLEANED AFTER THEIR USE.
10. NO SIGNS SHALL BE PERMITTED OTHER THAN SIGNS AUTHORIZED BY THE LANDLORDS. NO CAMPERS OR TRUCKS OTHER THAN DELIVERY TRUCKS SHALL BE PERMITTED ON THE PREMISES. ANY VEHICLE ON THE PREMISES MUST BE LICENSED AND REGISTERED. ONLY VEHICLES OF TENANTS, THEIR EMPLOYEES AND GUESTS SHALL BE PERMITTED. ANY UNAUTHORIZED VEHICLE SHALL BE TOWED AWAY AT THE OWNER'S EXPENSE. NO VEHICLE SHALL BE PERMITTED ON THE PREMISES OVERNIGHT, UNLESS EXPRESS PERMISSION IS OBTAINED FROM THE LANDLORD.

IN WITNESS WHEREOF, THE PARTIES INTENDING TO BE LEGALLY BOUND BY THE TERMS HEREOF, AND RECITING THAT THEY HAVE READ AND UNDERSTAND ALL THE TERMS IN THIS RULES and REGULATIONS AGREEMENT, PLACE THEIR HANDS AND SEALS THIS _____ DAY OF _____, 2_____.

LANDLORD:

TENANT:

JAMES L. HONBERGER

Jamie Achen

COMMERCIAL LEASE AGREEMENT

THIS AGREEMENT, ENTERED INTO THIS 30th DAY OF August 2022
BETWEEN JAMES L. HONBERGER, 885 S. CHIQUES ROAD, MANHEIM, PA 17545, LESSOR
AND Laurie Schein
AS TENANT, WHOSE ADDRESS IS 899 S. Chiques Rd
Suite A Manheim PA 17545

WITNESS:

THAT LESSOR DOES LEASE UNTO TENANT AND TENANT DOES HEREBY TAKE AS TENANT
THE FOLLOWING SPACE: Suite A

TO BE USED AND OCCUPIED BY TENANT FOR THE PURPOSE OF:

Office AND

FOR NO OTHER PURPOSE OR USE WHATSOEVER, FOR THE TERM
OF 3 years BEGINNING THE 1st DAY OF Sept
2022, AND ENDING THE 31st DAY OF Aug, 2025 FOR THE AGREED TOTAL
RENTAL OF Fifty Two Hundred and fifty (DOLLARS)
(\$520.00), PAYABLE AS FOLLOWS: MONTHLY PAYMENTS OF 440.00.

ALL PAYMENTS TO BE MADE TO LESSOR ON THE 1st DAY OF EACH AND EVERY
MONTH IN ADVANCE WITHOUT NOTICE OR DEMAND, AT THE ABOVE ADDRESS, OR AT
SUCH OTHER PLACE AND TO SUCH OTHER PERSON AS THE LESSOR MAY FROM TIME TO
TIME DESIGNATE IN WRITING. THE TENANT WAIVES ALL PROVISIONS OF THE
PENNSYLVANIA LANDLORD AND TENANT ACT OF 1951, AS AMENDED THAT MAY BE
WAIVED. NO NOTICE IS NECESSARY FOR THE ENFORCEMENT OF ANY PROVISIONS OF
THIS LEASE. THE LANDLORD WILL ENFORCE THE PAYMENT OF RENT BY FILING A
LANDLORD TENANT COMPLAINT AT THE DISTRICT JUSTICE OFFICE AT NOON OR
THEREAFTER ON THE SECOND DAY OF THE MONTH. IF COURT ACTION OCCURS,
TENANT AGREES TO PAY \$ 75.00 ADMINISTRATIVE FEE AND A MINIMUM OF \$ 75.00
ATTORNEY FEES AS ADDITIONAL RENT.

LESSOR ACKNOWLEDGES RECEIPT FROM TENANT OF THE SUM OF \$ _____, WHICH
SHALL BE HELD BY THE LESSOR AS SECURITY FOR THE PERFORMANCE BY THE TENANT
OF ALL OF THE TERMS AND CONDITIONS, COVENANTS PROMISED AND AGREEMENTS OF
THIS LEASE TO BE PERFORMED BY THE TENANT. FURTHER, BOTH PARTIES AGREES AS
FOLLOWS:

(a) IN THE EVENT OF A DEFAULT BY THE TENANT UNDER THIS
LEASE, THE LESSOR SHALL NOT BE REQUIRED TO RETURN ANY PART OF PORTION OF
SAID SECURITY. IN THIS EVENT THE LESSOR MAY EITHER RETAIN THE SECURITY AS
LIQUIDATED DAMAGES, OR THE LESSOR MAY RETAIN THE SAME AND APPLY IT
TOWARD THE ACTUAL DAMAGE SUSTAINED BY THE LESSOR BY REASON OF TENANTS
DEFAULT. HOWEVER, UNDER NO CIRCUMSTANCES SHALL THE LESSOR BE DEPRIVED OF
ANY OTHER REMEDY AS THE LAW MAY FURNISH OR AS AGREED UPON IN THIS LEASE. IN
THE EVENT THAT THE DAMAGES EXCEED THE AMOUNT OF THE SECURITY DEPOSIT, THE
LESSOR OR ITS AGENT SHALL HAVE THE RIGHT TO PROCEED AGAINST THE TENANT TO
RECOVER THE EXCESS AMOUNT.

(b) IN THE EVENT THAT THERE HAS BEEN NO DEFAULT OF ANY KIND OR NATURE WHATSOEVER BY THE TENANT, UPON EXPIRATION OF THE FULL TERM OF THIS LEASE, SAID SECURITY DEPOSIT SHALL BE RETURNED BY THE LESSOR TO THE TENANT, LESS ANY EXPENSES, LOSS OR DAMAGE SUFFERED BY LESSOR AS THE RESULT OF ANY ACT OR OMISSION ON THE PART OF THE TENANT, HIS AGENTS, EMPLOYEES OR LICENSEE. WHEN THE TENANT IS ENTITLED TO THE RETURN OF THE SECURITY DEPOSIT, THE LESSOR SHALL HAVE **THIRTY DAYS** FROM THE DATE OF THE EXPIRATION DATE OF THIS LEASE IN WHICH TO REFUND THE SECURITY DEPOSIT **PROVIDED TENANT GIVES LANDLORD ITS NEW ADDRESS IN WRITING AT TERMINATION OF LEASE OR SURRENDER AND ACCEPTANCE OF THE PREMISES AND RETURNS ALL KEYS.**

(c) THE TENANT SHALL NOT HAVE THE RIGHT TO APPLY ALL OR ANY PORTION OF THE SECURITY DEPOSIT AS PAYMENT FOR RENT. THE SECURITY DEPOSIT WILL BE HELD IN ESCROW AT WELLS FARGO BANK.

THE PARTIES FURTHER AGREE AS FOLLOWS:

FIRST: THE TENANT SHALL NOT ASSIGN THIS LEASE, NOR SUBLET THE PREMISES OR ANY PART THEREOF, NOR USE THE SAME, NOR PERMIT THE SAME TO BE USED FOR ANY OTHER PURPOSE THAN AS ABOVE STIPULATED, NOR MAKE ANY ALTERATIONS THEREIN NOR ADDITIONS THERETO, WITHOUT THE WRITTEN CONSENT OF THE LESSOR, AND ALL ADDITIONS, FIXTURES OR IMPROVEMENTS WHICH MAY BE MADE OR INSTALLED BY TENANT, EXCEPT MOVABLE OFFICE FURNITURE, SHALL BECOME THE PROPERTY OF THE LESSOR AND REMAIN UPON THE PREMISES AS A PART THEREOF, AND BE SURRENDERED WITH THE PREMISES AT THE TERMINATION OF THIS LEASE. THE TENANT SHALL NOT INSTALL OR USE ANY AWNINGS.

SECOND: ALL PERSONAL PROPERTY PLACED IN THE PREMISES SHALL BE AT THE RISK OF THE TENANT OR OWNER THEREOF, AND LESSOR SHALL NOT BE LIABLE FOR ANY DAMAGE TO SAID PERSONAL PROPERTY, OR TO THE TENANT ARISING FROM THE BURSTING OR LEAKING OF WATER PIPES OR OTHER LEAKAGE, OR FROM ANY ACT OF NEGLIGENCE OF ANY CO-TENANT OR OCCUPANTS OF THE BUILDING OR OF ANY OTHER PERSON WHOMSOEVER OR FROM ANY CAUSE WHATSOEVER.

THIRD: THE TENANT SHALL PROMPTLY EXECUTE AND COMPLY WITH ALL STATUTES, ORDINANCES, RULES, ORDERS, REGULATIONS AND REQUIREMENTS OF THE FEDERAL, STATE, COUNTY, AND CITY GOVERNMENTS AND OF ANY AND ALL THEIR DEPARTMENTS AND BUREAUS APPLICABLE TO SAID PREMISES, AND SHALL CORRECT, PREVENT AND ABATE NUISANCES OR OTHER GRIEVANCES INCLUDING ALL RULES, ORDERS AND REGULATIONS OF THE NORTHEASTERN UNDERWRITERS ASSOCIATION FOR THE PREVENTION OF FIRES, AT TENANTS OWN COST AND EXPENSE. IF ANY ACT OR OMISSION OF THE TENANT IS THE BASIS FOR AN INCREASE IN THE LESSOR'S INSURANCE PREMIUMS ON HAZARD INSURANCE, LIABILITY INSURANCE OR OTHER INSURANCE, THEN TENANT AGREES TO IMMEDIATELY REIMBURSE LESSOR FOR ANY SUCH INCREASE IN SUCH INSURANCE PREMIUMS.

FOURTH: IN THE EVENT THE PREMISES SHALL BE DAMAGED BY CASUALTY WHEREBY THE SAME SHALL BE RENDERED UNTENTABLE, THEN THE LESSOR SHALL HAVE THE RIGHT TO RENDER SAID PREMISES TENANTABLE BY REPAIRS, WITHIN NINETY DAYS THEREFROM. IF SAID PREMISES ARE NOT RENDERED TENANTABLE WITHIN SAID TIME, IT SHALL BE OPTIONAL WITH EITHER PARTY HERETO TO CANCEL THIS LEASE BY WRITTEN NOTICE, AND IN THE EVENT OF SUCH CANCELLATION THE RENT SHALL BE PAID ONLY TO THE DATE OF SUCH CASUALTY.

FIFTH: THE PROMPT PAYMENT OF THE RENT AND FAITHFUL OBSERVANCE OF THE TERMS AND CONDITIONS OF THIS LEASE AND SUCH OTHER REASONABLE RULES AND REGULATIONS AS MAY HEREAFTER BE MADE BY THE LESSOR, ARE THE CONDITIONS UPON WHICH THE LEASE IS MADE AND ACCEPTED AND ANY FAILURE ON THE PART OF THE TENANT TO COMPLY WITH THE TERMS OR CONDITIONS OF THIS LEASE, OR ANY SUCH RULES AND REGULATIONS, SHALL AT THE OPTION OF THE LESSOR BE CAUSE FOR TERMINATION OF THIS LEASE.

SIXTH: IF THE TENANT SHALL ABANDON OR VACATE SAID PREMISES BEFORE THE END OF THE TERM OF THIS LEASE, THE LESSOR MAY, AT ITS OPTION FORTHWITH CANCEL THIS LEASE OR IT MAY ENTER SAID PREMISES AS THE AGENT OF THE TENANT, BY FORCE OR OTHERWISE, WITHOUT BEING LIABLE IN ANY WAY THEREFOR, AND RE-LET THE PREMISES WITH OR WITHOUT ANY FURNITURE THAT MAY BE THEREIN, AS THE AGENT OF THE TENANT, AT SUCH PRICE AND UPON SUCH TERMS AND FOR SUCH DURATION OF TIME AS THE LESSOR MAY DETERMINE, AND RECEIVE THE RENT THEREFOR, APPLYING THE SAME TO THE PAYMENT OF THE RENT DUE UNDER THIS LEASE.

SEVENTH: IN THE EVENT IT IS NECESSARY FOR LESSOR TO EMPLOY AN ATTORNEY TO COLLECT ANY PORTION OF THE RENT, THEN TENANT AGREES TO PAY A REASONABLE ATTORNEY FEE. TOGETHER WITH ALL COSTS, WHETHER SUIT BE INSTITUTED OR NOT, AS ADDITIONAL RENT.

EIGHTH: THE TENANT AGREES TO PAY ALL CHARGES FOR UTILITIES USED ON SAID PREMISES, WHICH ARE CONTROLLED BY TENANT.

NINTH: THE TENANT SHALL NOT DISPLAY ANY SIGN, PLACARD OR ADVERTISING LITERATURE ON THE PREMISES WHICH SHALL OFFEND THE SENSITIVITY OF LESSOR OR WHICH LESSOR IN ITS SOLE DISCRETION CONSIDERS LEWD, OFFENSIVE OR IN BAD TASTE OR WHICH LESSOR IN ITS SOLE DISCRETION CONSIDERS TO DETRACT FROM THE AESTHETIC APPEARANCE OF THE PREMISES. NO ANIMALS OR PETS ARE TO BE KEPT OR ALLOWED ON THE PREMISES WITHOUT LESSOR'S WRITTEN CONSENT. THE TENANT SHALL NOT PLACE ANY SIGN OR OTHER OBJECT ON THE ROOF WITHOUT THE WRITTEN CONSENT OF THE LESSOR. NEEDED ANTENNAS OR DISHES FOR CABLE, SHALL ONLY BE PLACED ON OUTSIDE OF BUILDING WITH EXPRESS CONSENT OF THE LANDLORD, AND ONLY SHALL BE PLACED IN POSITIONS PERMITTED BY LANDLORD.

TENTH: THE LESSOR, OR ITS AGENTS, SHALL HAVE THE **RIGHT TO ENTER** SAID PREMISES DURING ALL REASONABLE HOURS TO EXAMINE THE SAME, TO MAKE SUCH REPAIRS, ADDITIONS, OR ALTERATIONS AS MAY BE DEEMED NECESSARY FOR THE SAFETY OR PRESERVATION THEREOF, OR OF SAID BUILDING, WHETHER OR NOT TENANT IS THERE. THE LESSOR OR ITS AGENTS MAY EXHIBIT SAID PREMISES AND DISPLAY UPON THE DOORS OR WINDOW THEREOF, OR OF SAID BUILDING, THE LESSOR OR ITS AGENTS MAY EXHIBIT SAID PREMISES AND DISPLAY UPON THE DOORS OR WINDOWS THEREOF NOTICE "FOR RENT". AT ANY TIME. THE RIGHT OF ENTRY SHALL LIKEWISE EXIST FOR THE PURPOSE OF REMOVING UNAUTHORIZED PLACARDS, SIGNS, FIXTURES, ALTERATION OR ADDITIONS, WITH OR WITHOUT TENANTS PERMISSION.

ELEVENTH: TENANT HEREBY ACCEPTS THE PREMISES IN THE CONDITION THEY ARE IN AT THE BEGINNING OF THIS LEASE AND AGREES TO MAINTAIN SAID PREMISES IN THE SAME CONDITION, ORDER AND REPAIR, EXCEPTING ONLY REASONABLE WEAR AND TEAR ARISING FORM THE USE SPECIFIED ABOVE, AND TO MAKE GOOD TO SAID LESSOR IMMEDIATELY UPON DEMAND, ANY DAMAGE TO PIPES, WIRING, ELECTRIC LIGHTS, FIXTURES, APPLIANCES OR APPURTENANCES OF SAID PREMISES OR TO THE BUILDING, CAUSED BY ANY ACT OR NEGLIGENCE OF TENANT OR BY ANY EMPLOYEE, CUSTOMER

LICENSEE OF TENANT. A DIAGRAM OF THE PREMISES HAS BEEN GIVEN TO TENANT FOR THE PURPOSE OF TENANT'S INDICATING ANY DAMAGE TO THE PREMISES PRIOR TO MOVING IN. THIS DIAGRAM SHALL BECOME A PART OF THIS LEASE FOR THE PURPOSE OF DETERMINING TENANT DAMAGE AT THE END OF THE LEASE TERM.

TWELFTH: LESSOR SHALL NOT BE LIABLE FOR ANY DAMAGE OR INJURY WHICH MAY BE SUSTAINED BY TENANT OR OTHER PERSON RESULTING FROM THE CARELESSNESS, NEGLIGENCE OR IMPROPER CONDUCT ON THE PART OF ANY OTHER TENANT OR AGENTS, EMPLOYEES, CUSTOMERS OR LICENSEES OF ANY OTHER TENANT, OR BY REASON OF THE BREAKAGE, LEAKAGE OR OBSTRUCTION OF THE WATER, SEWER OR SOIL PIPES, OR OTHER LEAKAGE IN OR ABOUT THE SAID BUILDING OR FOR ANY DAMAGE CAUSED BY FIRE, WIND STORM OR ANY ACT OF GOD.

THIRTEENTH: IF THE TENANT SHALL BECOME INSOLVENT OR IF **BANKRUPTCY PROCEEDINGS** HAVE BEGUN BY OR AGAINST THE TENANT, THE LESSOR AT ITS OPTION MAY CANCEL THIS LEASE. LESSOR MAY ELECT TO ACCEPT RENT FROM A RECEIVER, TRUSTEE OR OTHER JUDICIAL OFFICER DURING THE TERM OF THEIR OCCUPANCY IN THEIR JUDICIAL CAPACITY WITHOUT AFFECTING LESSOR'S RIGHTS AS CONTAINED IN THIS LEASE, BUT NO RECEIVER OR TRUSTEE OR REFEREE SHALL EVER HAVE ANY RIGHT, TITLE OR INTEREST IN OR TO THE ABOVE PREMISES BY VIRTUE OF THIS LEASE.

FOURTEENTH: THIS CONTRACT SHALL BIND THE LEGATEES, DEVISEES, HEIRS, PERSONAL REPRESENTATIVES OR SUCCESSORS OF THE TENANT.

FIFTEENTH: TIME IS OF THE ESSENCE IN THE PERFORMANCE OF ALL TERMS AND CONDITIONS HEREIN.

SIXTEENTH:

- A. **WRITTEN NOTICE**, IF REQUIRED, MAILED OR DELIVERED TO THE PREMISES SHALL CONSTITUTE SUFFICIENT NOTICE TO THE TENANT AND WRITTEN NOTICE MAILED OR DELIVERED TO THE LESSOR AT THE ADDRESS SET FORTH ABOVE SHALL CONSTITUTE SUFFICIENT NOTICE TO THE LESSOR.
- B. **WRITTEN NOTICE** IS REQUIRED. MAILED OR DELIVERED TO THE PREMISES BY TENANT OF ANY INTENTION TO TERMINATE LEASE SIXTY (60) DAYS BEFORE DATE OF INCEPTION OF LEASE. **WRITTEN NOTICE** IS REQUIRED BY LESSOR OF ANY INTENTION TO TERMINATE LEASE SIXTY (60) DAYS BEFORE DATE OF INCEPTION OF LEASE.

SEVENTEENTH: THE RIGHTS OF THE LESSOR UNDER THE FOREGOING SHALL BE CUMULATIVE, AND FAILURE ON THE PART OF THE LESSOR TO EXERCISE PROMPTLY ANY RIGHT GIVEN HEREUNDER SHALL NOT OPERATE TO WAIVE OR FORFEIT ANY OF SUCH RIGHTS.

EIGHTEENTH: ALL **SIGNS OR OUTSIDE ADVERTISING** OR WINDOW ADVERTISING TO BE USED, SHALL BE FIRST SUBMITTED TO LESSOR FOR APPROVAL BEFORE INSTALLATION OF SAME.

NINETEENTH: THE TENANT IS TO OBTAIN \$100,000 - \$ 300,000 **PUBLIC LIABILITY INSURANCE** COVERING THE DEMISED PREMISES, THE SIDEWALK IN FRONT HEREOF AND THE PARKING LOT IN THE FRONT THEREOF TOGETHER WITH ANY HALLWAY, ENTRYWAYS, STAIRS, BATHROOM, RESTROOM OR OTHER COMMON AREA USED BY THE TENANT. TENANT SHALL OBTAIN PLATE GLASS INSURANCE IF THERE IS ANY PLATE GLASS WHICH IS A PART OF PREMISES. THE LESSOR SHALL BE NAMED AS CO-INSURED AND SHALL BE FURNISHED THE ORIGINAL OF SUCH INSURANCE POLICIES. TENANT SHALL PROVIDE COPY OF INSURANCE POLICY TO LANDLORD WHICH SHALL BECOME PART OF THE LEASE.

TWENTIETH: THE TENANT SHALL PAY IN ADDITION TO THE RENT SET FORTH HEREIN ANY AND ALL **SALES TAXES** IMPOSED BY THE COMMONWEALTH OF PENNSYLVANIA AS WELL AS ANY OTHER SIMILAR TAX IMPOSED BY AND OTHER GOVERNMENTAL TAXING AUTHORITY ON THE RENTAL OR USE OF THE DEMISED PREMISES.

TWENTY FIRST: THE ENTIRE BUILDING IN WHICH THE LET PREMISES ARE LOCATED IS A **SMOKE FREE ESTABLISHMENT**. TENANT AND TENANT'S GUESTS, CUSTOMERS, AND INVITEES, SHALL RESPECT THIS CONDITION AND SHALL NOT SMOKE WITHIN THE BUILDING, EXCEPT IN SUCH DESIGNATED PLACES AS SPECIFIED BY LANDLORD.

TWENTY SECOND: THE NUMBER OF PEOPLE IN THE LET PREMISES AT ONE TIME SHALL BE REGULATED BY THE FIRE CODE OF LANCASTER COUNTY AND THE LOCAL TOWNSHIP ORDINANCES IF ANY.

TWENTY THIRD: TENANT SHALL KEEP ALL **FOOD** IN APPROPRIATE (CLOSED, AIRTIGHT) CONTAINERS AND SHALL KEEP THEIR PREMISES IN A CLEAN AND SANITARY MANNER AT ALL TIMES.

TWENTY FOURTH: TENANT SHALL KEEP THE **ELECTRIC CANDLES** IN THE WINDOWS THAT ARE IN PLACE BY THE LANDLORD AND SHALL KEEP THE CANDLES LIT AT ALL TIMES AT TENANTS EXPENSE IN ACCORDANCE WITH THE SCHEDULE SET BY LANDLORD. TENANT SHALL ALSO KEEP THE BLINDS LOWERED AND SLATS OPEN AT THE END OF THE DAY IN CONFORMITY WITH THE OTHER BLINDS THROUGHOUT THE BUILDING. TENANT SHALL NOT PLACE ANY VALANCES OR ANY WINDOW TREATMENT OR CURTAINS ON ANY OF THE WINDOWS AT ANY TIME. IN ADDITION, TENANT SHALL NOT PLACE ANYTHING ON THE WINDOWSILLS THAT IS VISIBLE FROM THE OUTSIDE, INCLUDING PLANTS OR FLOWERS.

TWENTY FIFTH: TENANT SHALL REPLACE BURNT OUT **LIGHT BULBS** IN THE LET PREMISES. THE LIGHT BULBS FOR THE CANDLES WILL BY PROVIDED BY THE LANDLORD AND MAY BE PICKED UP AT THE COUNTER IN THE STORE OF J. L. HONBERGER CO., INC.

TWENTY SIXTH: LANDLORD HAS A POLICY OF **NO OUTSIDE SOLICITATION** IN THE BUILDING. TENANT SHALL ABIDE BY THIS POLICY, AND SHALL DO NO SOLICITATION OF OTHER TENANTS ON THE PREMISES.

TWENTY SEVENTH: WHILE EACH UNIT IS SET UP TO PROVIDE NETWORKING IN THE INDIVIDUAL LET PREMISES, NO NETWORKING IS PERMITTED WITH OTHER INDIVIDUAL LET PREMISES.

TWENTY EIGHTH: THIS LEASE SHALL END AT THE END OF ITS TERM, UNLESS RENEWED IN WRITING BY THE PARTIES HERETO. IF TENANT WRONGFULLY HOLDS OVER AND DOES NOT REMOVE ITSELF AT THE END OF THE TERM, TENANT AGREES TO PAY RENT AT THE RATE OF FIFTY DOLLARS PER DAY AS DAMAGES UNTIL IT REMOVES ITSELF.

TWENTY NINTH: TENANT SHALL PARK IN THE SPACES PROVIDED IN FRONT OF THE BUILDING NOT DESIGNATED AS PARKING OF J. L. HONBERGER CO., INC. TENANT SHALL ADVISE ALL EMPLOYEES, GUESTS, AND CUSTOMERS TO PARK ONLY IN THE DESIGNATED AREAS.

THIRTY: LANDLORD MAY INCREASE RENT DURING TERM OF LEASE PROPORTIONATELY WITH ANY INCREASE IN PROPERTY TAXES.

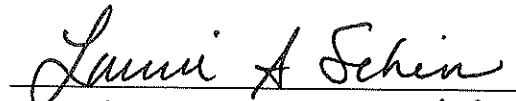
IN WITNESS WHEREOF, THE PARTIES INTENDING TO BE LEGALLY BOUND BY THE TERMS HEREOF, AND RECITING THAT THEY HAVE READ AND UNDERSTAND ALL THE TERMS IN THIS COMMERCIAL AGREEMENT, PLACE THEIR HANDS AND SEALS THIS 31st DAY OF August, 2022.

LANDLORD:

TENANT:



JAMES L. HONBERGER



Lauric A. Schein

RULES & REGULATIONS

8. THE NUMBER OF ACTUAL EMPLOYED OCCUPANTS IN EACH SUITE SHALL BE LIMITED TO ONE (1) PERSON FOR TWO HUNDRED (200) SQUARE FEET IN THE SUITES ON THE SECOND FLOOR (2ND) FLOOR. THE SUITES ON THE FIRST (1ST.) FLOOR WILL BE LIMITED TO ONE (1) PERSON PER ONE HUNDRED (100) SQUARE FEET. THE NUMBER OF OCCUPANTS PERMITTED OTHERWISE SHALL BE REGULATED BY ALL PERTINENT FIRE CODES ENFORCE.
9. THE COMMON RESTROOMS SHALL BE MAINTAINED GENERALLY BY MANAGEMENT, HOWEVER, TENANTS SHALL USE THEIR BEST EFFORTS TO KEEP THE RESTROOMS CLEANED AFTER THEIR USE.
10. NO SIGNS SHALL BE PERMITTED OTHER THAN SIGNS AUTHORIZED BY THE LANDLORDS. NO CAMPERS OR TRUCKS OTHER THAN DELIVERY TRUCKS SHALL BE PERMITTED ON THE PREMISES. ANY VEHICLE ON THE PREMISES MUST BE LICENSED AND REGISTERED. ONLY VEHICLES OF TENANTS, THEIR EMPLOYEES AND GUESTS SHALL BE PERMITTED. ANY UNAUTHORIZED VEHICLE SHALL BE TOWED AWAY AT THE OWNER'S EXPENSE. NO VEHICLE SHALL BE PERMITTED ON THE PREMISES OVERNIGHT, UNLESS EXPRESS PERMISSION IS OBTAINED FROM THE LANDLORD.

IN WITNESS WHEREOF, THE PARTIES INTENDING TO BE LEGALLY BOUND BY THE TERMS HEREOF, AND RECITING THAT THEY HAVE READ AND UNDERSTAND ALL THE TERMS IN THIS RULES and REGULATIONS AGREEMENT, PLACE THEIR HANDS AND SEALS THIS 31st DAY OF August, 2002.

LANDLORD:

J. J. Honberger POA
JAMES L. HONBERGER

TENANT:

Laurie A. Schein
Laurie A. Schein

COMMERCIAL LEASE AGREEMENT

THIS AGREEMENT, ENTERED INTO THIS 1st DAY OF Jan. 2019
BETWEEN JAMES L. HONBERGER, 885 S. CHIQUES ROAD, MANHEIM, PA 17545, LESSOR
AND Lancaster Shirt and Design
AS TENANT, WHOSE ADDRESS IS 901 S. Chiques Rd.
Manheim, Pa 17545

WITNESS:

THAT LESSOR DOES LEASE UNTO TENANT AND TENANT DOES HEREBY TAKE AS TENANT
THE FOLLOWING SPACE: Suite E

TO BE USED AND OCCUPIED BY TENANT FOR THE PURPOSE OF:
Lancaster Shirt and Design AND

FOR NO OTHER PURPOSE OR USE WHATSOEVER, FOR THE TERM
OF One year BEGINNING THE 1st DAY OF January
2019, AND ENDING THE 31st DAY OF Dec., 2019 FOR THE AGREED TOTAL
RENTAL OF Fourty eight hundred (DOLLARS)
(\$ 4800.00), PAYABLE AS FOLLOWS: MONTHLY PAYMENTS OF 400.00.

ALL PAYMENTS TO BE MADE TO LESSOR ON THE 1st DAY OF EACH AND EVERY
MONTH IN ADVANCE WITHOUT NOTICE OR DEMAND, AT THE ABOVE ADDRESS, OR AT
SUCH OTHER PLACE AND TO SUCH OTHER PERSON AS THE LESSOR MAY FROM TIME TO
TIME DESIGNATE IN WRITING. THE TENANT WAIVES ALL PROVISIONS OF THE
PENNSYLVANIA LANDLORD AND TENANT ACT OF 1951, AS AMENDED THAT MAY BE
WAIVED. NO NOTICE IS NECESSARY FOR THE ENFORCEMENT OF ANY PROVISIONS OF
THIS LEASE. THE LANDLORD WILL ENFORCE THE PAYMENT OF RENT BY FILING A
LANDLORD TENANT COMPLAINT AT THE DISTRICT JUSTICE OFFICE AT NOON OR
THEREAFTER ON THE SECOND DAY OF THE MONTH. IF COURT ACTION OCCURS,
TENANT AGREES TO PAY \$ 75.00 ADMINISTRATIVE FEE AND A MINIMUM OF \$ 75.00
ATTORNEY FEES AS ADDITIONAL RENT.

LESSOR ACKNOWLEDGES RECEIPT FROM TENANT OF THE SUM OF \$ 600.00, WHICH
SHALL BE HELD BY THE LESSOR AS SECURITY FOR THE PERFORMANCE BY THE TENANT
OF ALL OF THE TERMS AND CONDITIONS, COVENANTS PROMISED AND AGREEMENTS OF
THIS LEASE TO BE PERFORMED BY THE TENANT. FURTHER, BOTH PARTIES AGREES AS
FOLLOWS:

(a) IN THE EVENT OF A DEFAULT BY THE TENANT UNDER THIS
LEASE, THE LESSOR SHALL NOT BE REQUIRED TO RETURN ANY PART OF PORTION OF
SAID SECURITY. IN THIS EVENT THE LESSOR MAY EITHER RETAIN THE SECURITY AS
LIQUIDATED DAMAGES, OR THE LESSOR MAY RETAIN THE SAME AND APPLY IT
TOWARD THE ACTUAL DAMAGE SUSTAINED BY THE LESSOR BY REASON OF TENANTS
DEFAULT. HOWEVER, UNDER NO CIRCUMSTANCES SHALL THE LESSOR BE DEPRIVED OF
ANY OTHER REMEDY AS THE LAW MAY FURNISH OR AS AGREED UPON IN THIS LEASE. IN
THE EVENT THAT THE DAMAGES EXCEED THE AMOUNT OF THE SECURITY DEPOSIT, THE
LESSOR OR ITS AGENT SHALL HAVE THE RIGHT TO PROCEED AGAINST THE TENANT TO
RECOVER THE EXCESS AMOUNT.

(b) IN THE EVENT THAT THERE HAS BEEN NO DEFAULT OF ANY KIND OR NATURE WHATSOEVER BY THE TENANT, UPON EXPIRATION OF THE FULL TERM OF THIS LEASE, SAID SECURITY DEPOSIT SHALL BE RETURNED BY THE LESSOR TO THE TENANT, LESS ANY EXPENSES, LOSS OR DAMAGE SUFFERED BY LESSOR AS THE RESULT OF ANY ACT OR OMISSION ON THE PART OF THE TENANT, HIS AGENTS, EMPLOYEES OR LICENSEE. WHEN THE TENANT IS ENTITLED TO THE RETURN OF THE SECURITY DEPOSIT, THE LESSOR SHALL HAVE **THIRTY DAYS** FROM THE DATE OF THE EXPIRATION DATE OF THIS LEASE IN WHICH TO REFUND THE SECURITY DEPOSIT **PROVIDED TENANT GIVES LANDLORD ITS NEW ADDRESS IN WRITING AT TERMINATION OF LEASE OR SURRENDER AND ACCEPTANCE OF THE PREMISES AND RETURNS ALL KEYS.**

(c) THE TENANT SHALL NOT HAVE THE RIGHT TO APPLY ALL OR ANY PORTION OF THE SECURITY DEPOSIT AS PAYMENT FOR RENT. THE SECURITY DEPOSIT WILL BE HELD IN ESCROW AT WELLS FARGO BANK.

THE PARTIES FURTHER AGREE AS FOLLOWS:

FIRST: THE TENANT SHALL NOT ASSIGN THIS LEASE, NOR SUBLET THE PREMISES OR ANY PART THEREOF, NOR USE THE SAME, NOR PERMIT THE SAME TO BE USED FOR ANY OTHER PURPOSE THAN AS ABOVE STIPULATED, NOR MAKE ANY ALTERATIONS THEREIN NOR ADDITIONS THERETO, WITHOUT THE WRITTEN CONSENT OF THE LESSOR, AND ALL ADDITIONS, FIXTURES OR IMPROVEMENTS WHICH MAY BE MADE OR INSTALLED BY TENANT, EXCEPT MOVABLE OFFICE FURNITURE, SHALL BECOME THE PROPERTY OF THE LESSOR AND REMAIN UPON THE PREMISES AS A PART THEREOF, AND BE SURRENDERED WITH THE PREMISES AT THE TERMINATION OF THIS LEASE. THE TENANT SHALL NOT INSTALL OR USE ANY AWNINGS.

SECOND: ALL PERSONAL PROPERTY PLACED IN THE PREMISES SHALL BE AT THE RISK OF THE TENANT OR OWNER THEREOF, AND LESSOR SHALL NOT BE LIABLE FOR ANY DAMAGE TO SAID PERSONAL PROPERTY, OR TO THE TENANT ARISING FROM THE BURSTING OR LEAKING OF WATER PIPES OR OTHER LEAKAGE, OR FROM ANY ACT OF NEGLIGENCE OF ANY CO-TENANT OR OCCUPANTS OF THE BUILDING OR OF ANY OTHER PERSON WHOMSOEVER OR FROM ANY CAUSE WHATSOEVER.

THIRD: THE TENANT SHALL PROMPTLY EXECUTE AND **COMPLY WITH ALL STATUTES, ORDINANCES,** RULES, ORDERS, REGULATIONS AND REQUIREMENTS OF THE FEDERAL, STATE, COUNTY, AND CITY GOVERNMENTS AND OF ANY AND ALL THEIR DEPARTMENTS AND BUREAUS APPLICABLE TO SAID PREMISES, AND SHALL CORRECT, PREVENT AND ABATE NUISANCES OR OTHER GRIEVANCES INCLUDING ALL RULES, ORDERS AND REGULATIONS OF THE NORTHEASTERN UNDERWRITERS ASSOCIATION FOR THE PREVENTION OF FIRES, AT TENANTS OWN COST AND EXPENSE. IF ANY ACT OR OMISSION OF THE TENANT IS THE BASIS FOR AN INCREASE IN THE LESSOR'S INSURANCE PREMIUMS ON HAZARD INSURANCE, LIABILITY INSURANCE OR OTHER INSURANCE, THEN TENANT AGREES TO IMMEDIATELY REIMBURSE LESSOR FOR ANY SUCH INCREASE IN SUCH INSURANCE PREMIUMS.

FOURTH: IN THE EVENT THE PREMISES SHALL BE DAMAGED BY CASUALTY WHEREBY THE SAME SHALL BE RENDERED UNTENABLE, THEN THE LESSOR SHALL HAVE THE RIGHT TO RENDER SAID PREMISES TENANTABLE BY REPAIRS, WITHIN NINETY DAYS THEREFROM. IF SAID PREMISES ARE NOT RENDERED TENANTABLE WITHIN SAID TIME, IT SHALL BE OPTIONAL WITH EITHER PARTY HERETO TO CANCEL THIS LEASE BY WRITTEN NOTICE, AND IN THE EVENT OF SUCH CANCELLATION THE RENT SHALL BE PAID ONLY TO THE DATE OF SUCH CASUALTY.

FIFTH: THE PROMPT PAYMENT OF THE RENT AND FAITHFUL OBSERVANCE OF THE TERMS AND CONDITIONS OF THIS LEASE AND SUCH OTHER REASONABLE RULES AND REGULATIONS AS MAY HEREAFTER BE MADE BY THE LESSOR, ARE THE CONDITIONS UPON WHICH THE LEASE IS MADE AND ACCEPTED AND ANY FAILURE ON THE PART OF THE TENANT TO COMPLY WITH THE TERMS OR CONDITIONS OF THIS LEASE, OR ANY SUCH RULES AND REGULATIONS, SHALL AT THE OPTION OF THE LESSOR BE CAUSE FOR TERMINATION OF THIS LEASE.

SIXTH: IF THE TENANT SHALL ABANDON OR VACATE SAID PREMISES BEFORE THE END OF THE TERM OF THIS LEASE, THE LESSOR MAY, AT ITS OPTION FORTHWITH CANCEL THIS LEASE OR IT MAY ENTER SAID PREMISES AS THE AGENT OF THE TENANT, BY FORCE OR OTHERWISE, WITHOUT BEING LIABLE IN ANY WAY THEREFOR, AND RE-LET THE PREMISES WITH OR WITHOUT ANY FURNITURE THAT MAY BE THEREIN, AS THE AGENT OF THE TENANT, AT SUCH PRICE AND UPON SUCH TERMS AND FOR SUCH DURATION OF TIME AS THE LESSOR MAY DETERMINE, AND RECEIVE THE RENT THEREFOR, APPLYING THE SAME TO THE PAYMENT OF THE RENT DUE UNDER THIS LEASE.

SEVENTH: IN THE EVENT IT IS NECESSARY FOR LESSOR TO EMPLOY AN ATTORNEY TO COLLECT ANY PORTION OF THE RENT, THEN TENANT AGREES TO PAY A REASONABLE ATTORNEY FEE. TOGETHER WITH ALL COSTS, WHETHER SUIT BE INSTITUTED OR NOT, AS ADDITIONAL RENT.

EIGHTH: THE TENANT AGREES TO PAY ALL CHARGES FOR UTILITIES USED ON SAID PREMISES, WHICH ARE CONTROLLED BY TENANT.

NINTH: THE TENANT SHALL NOT DISPLAY ANY SIGN, PLACARD OR ADVERTISING LITERATURE ON THE PREMISES WHICH SHALL OFFEND THE SENSITIVITY OF LESSOR OR WHICH LESSOR IN ITS SOLE DISCRETION CONSIDERS LEWD, OFFENSIVE OR IN BAD TASTE OR WHICH LESSOR IN ITS SOLE DISCRETION CONSIDERS TO DETRACT FROM THE AESTHETIC APPEARANCE OF THE PREMISES. NO ANIMALS OR PETS ARE TO BE KEPT OR ALLOWED ON THE PREMISES WITHOUT LESSOR'S WRITTEN CONSENT. THE TENANT SHALL NOT PLACE ANY SIGN OR OTHER OBJECT ON THE ROOF WITHOUT THE WRITTEN CONSENT OF THE LESSOR. NEEDED ANTENNAS OR DISHES FOR CABLE, SHALL ONLY BE PLACED ON OUTSIDE OF BUILDING WITH EXPRESS CONSENT OF THE LANDLORD, AND ONLY SHALL BE PLACED IN POSITIONS PERMITTED BY LANDLORD.

TENTH: THE LESSOR, OR ITS AGENTS, SHALL HAVE THE **RIGHT TO ENTER** SAID PREMISES DURING ALL REASONABLE HOURS TO EXAMINE THE SAME, TO MAKE SUCH REPAIRS, ADDITIONS, OR ALTERATIONS AS MAY BE DEEMED NECESSARY FOR THE SAFETY OR PRESERVATION THEREOF, OR OF SAID BUILDING, WHETHER OR NOT TENANT IS THERE. THE LESSOR OR ITS AGENTS MAY EXHIBIT SAID PREMISES AND DISPLAY UPON THE DOORS OR WINDOW THEREOF, OR OF SAID BUILDING, THE LESSOR OR ITS AGENTS MAY EXHIBIT SAID PREMISES AND DISPLAY UPON THE DOORS OR WINDOWS THEREOF NOTICE "FOR RENT". AT ANY TIME. THE RIGHT OF ENTRY SHALL LIKEWISE EXIST FOR THE PURPOSE OF REMOVING UNAUTHORIZED PLACARDS, SIGNS, FIXTURES, ALTERATION OR ADDITIONS, WITH OR WITHOUT TENANTS PERMISSION.

ELEVENTH: TENANT HEREBY ACCEPTS THE PREMISES IN THE CONDITION THEY ARE IN AT THE BEGINNING OF THIS LEASE AND AGREES TO MAINTAIN SAID PREMISES IN THE SAME CONDITION, ORDER AND REPAIR, EXCEPTING ONLY REASONABLE WEAR AND TEAR ARISING FROM THE USE SPECIFIED ABOVE, AND TO MAKE GOOD TO SAID LESSOR IMMEDIATELY UPON DEMAND, ANY DAMAGE TO PIPES, WIRING, ELECTRIC LIGHTS, FIXTURES, APPLIANCES OR APPURTENANCES OF SAID PREMISES OR TO THE BUILDING, CAUSED BY ANY ACT OR NEGLIGENCE OF TENANT OR BY ANY EMPLOYEE, CUSTOMER

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TWELFTH: LESSOR SHALL NOT BE LIABLE FOR ANY DAMAGE OR INJURY WHICH MAY BE SUSTAINED BY TENANT OR OTHER PERSON RESULTING FROM THE CARELESSNESS, NEGLIGENCE OR IMPROPER CONDUCT ON THE PART OF ANY OTHER TENANT OR AGENTS, EMPLOYEES, CUSTOMERS OR LICENSEES OF ANY OTHER TENANT, OR BY REASON OF THE BREAKAGE, LEAKAGE OR OBSTRUCTION OF THE WATER, SEWER OR SOIL PIPES, OR OTHER LEAKAGE IN OR ABOUT THE SAID BUILDING OR FOR ANY DAMAGE CAUSED BY FIRE, WIND STORM OR ANY ACT OF GOD.

THIRTEENTH: IF THE TENANT SHALL BECOME INSOLVENT OR IF **BANKRUPTCY PROCEEDINGS** HAVE BEGUN BY OR AGAINST THE TENANT, THE LESSOR AT ITS OPTION MAY CANCEL THIS LEASE. LESSOR MAY ELECT TO ACCEPT RENT FROM A RECEIVER, TRUSTEE OR OTHER JUDICIAL OFFICER DURING THE TERM OF THEIR OCCUPANCY IN THEIR JUDICIAL CAPACITY WITHOUT AFFECTING LESSOR'S RIGHTS AS CONTAINED IN THIS LEASE, BUT NO RECEIVER OR TRUSTEE OR REFEREE SHALL EVER HAVE ANY RIGHT, TITLE OR INTEREST IN OR TO THE ABOVE PREMISES BY VIRTUE OF THIS LEASE.

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- A. **WRITTEN NOTICE**, IF REQUIRED, MAILED OR DELIVERED TO THE PREMISES SHALL CONSTITUTE SUFFICIENT NOTICE TO THE TENANT AND WRITTEN NOTICE MAILED OR DELIVERED TO THE LESSOR AT THE ADDRESS SET FORTH ABOVE SHALL CONSTITUTE SUFFICIENT NOTICE TO THE LESSOR.
- B. **WRITTEN NOTICE** IS REQUIRED. MAILED OR DELIVERED TO THE PREMISES BY TENANT OF ANY INTENTION TO TERMINATE LEASE SIXTY (60) DAYS BEFORE DATE OF INCEPTION OF LEASE. **WRITTEN NOTICE** IS REQUIRED BY LESSOR OF ANY INTENTION TO TERMINATE LEASE SIXTY (60) DAYS BEFORE DATE OF INCEPTION OF LEASE.

SEVENTEENTH: THE RIGHTS OF THE LESSOR UNDER THE FOREGOING SHALL BE CUMULATIVE, AND FAILURE ON THE PART OF THE LESSOR TO EXERCISE PROMPTLY ANY RIGHT GIVEN HEREUNDER SHALL NOT OPERATE TO WAIVE OR FORFEIT ANY OF SUCH RIGHTS.

EIGHTEENTH: ALL SIGNS OR OUTSIDE ADVERTISING OR WINDOW ADVERTISING TO BE USED, SHALL BE FIRST SUBMITTED TO LESSOR FOR APPROVAL BEFORE INSTALLATION OF SAME.

NINETEENTH: THE TENANT IS TO OBTAIN \$100,000 - \$ 300,000 **PUBLIC LIABILITY INSURANCE** COVERING THE DEMISED PREMISES, THE SIDEWALK IN FRONT HEREOF AND THE PARKING LOT IN THE FRONT THEREOF TOGETHER WITH ANY HALLWAY, ENTRYWAYS, STAIRS, BATHROOM, RESTROOM OR OTHER COMMON AREA USED BY THE TENANT. TENANT SHALL OBTAIN PLATE GLASS INSURANCE IF THERE IS ANY PLATE GLASS WHICH IS A PART OF PREMISES. THE LESSOR SHALL BE NAMED AS CO-INSURED AND SHALL BE FURNISHED THE ORIGINAL OF SUCH INSURANCE POLICIES. TENANT SHALL PROVIDE COPY OF INSURANCE POLICY TO LANDLORD WHICH SHALL BECOME PART OF THE LEASE.

TWENTIETH: THE TENANT SHALL PAY IN ADDITION TO THE RENT SET FORTH HEREIN ANY AND ALL **SALES TAXES** IMPOSED BY THE COMMONWEALTH OF PENNSYLVANIA AS WELL AS ANY OTHER SIMILAR TAX IMPOSED BY AND OTHER GOVERNMENTAL TAXING AUTHORITY ON THE RENTAL OR USE OF THE DEMISED PREMISES.

TWENTY FIRST: THE ENTIRE BUILDING IN WHICH THE LET PREMISES ARE LOCATED IS A **SMOKE FREE ESTABLISHMENT**. TENANT AND TENANT'S GUESTS, CUSTOMERS, AND INVITEES, SHALL RESPECT THIS CONDITION AND SHALL NOT SMOKE WITHIN THE BUILDING, EXCEPT IN SUCH DESIGNATED PLACES AS SPECIFIED BY LANDLORD.

TWENTY SECOND: THE NUMBER OF PEOPLE IN THE LET PREMISES AT ONE TIME SHALL BE REGULATED BY THE FIRE CODE OF LANCASTER COUNTY AND THE LOCAL TOWNSHIP ORDINANCES IF ANY.

TWENTY THIRD: TENANT SHALL KEEP ALL **FOOD** IN APPROPRIATE (CLOSED, AIRTIGHT) CONTAINERS AND SHALL KEEP THEIR PREMISES IN A CLEAN AND SANITARY MANNER AT ALL TIMES.

TWENTY FOURTH: TENANT SHALL KEEP THE **ELECTRIC CANDLES** IN THE WINDOWS THAT ARE IN PLACE BY THE LANDLORD AND SHALL KEEP THE CANDLES LIT AT ALL TIMES AT TENANTS EXPENSE IN ACCORDANCE WITH THE SCHEDULE SET BY LANDLORD. TENANT SHALL ALSO KEEP THE BLINDS LOWERED AND SLATS OPEN AT THE END OF THE DAY IN CONFORMITY WITH THE OTHER BLINDS THROUGHOUT THE BUILDING. TENANT SHALL NOT PLACE ANY VALANCES OR ANY WINDOW TREATMENT OR CURTAINS ON ANY OF THE WINDOWS AT ANY TIME. IN ADDITION, TENANT SHALL NOT PLACE ANYTHING ON THE WINDOWSILLS THAT IS VISIBLE FROM THE OUTSIDE, INCLUDING PLANTS OR FLOWERS.

TWENTY FIFTH: TENANT SHALL REPLACE BURNT OUT **LIGHT BULBS** IN THE LET PREMISES. THE LIGHT BULBS FOR THE CANDLES WILL BY PROVIDED BY THE LANDLORD AND MAY BE PICKED UP AT THE COUNTER IN THE STORE OF J. L. HONBERGER CO., INC.

TWENTY SIXTH: LANDLORD HAS A POLICY OF **NO OUTSIDE SOLICITATION** IN THE BUILDING. TENANT SHALL ABIDE BY THIS POLICY, AND SHALL DO NO SOLICITATION OF OTHER TENANTS ON THE PREMISES.

TWENTY SEVENTH: WHILE EACH UNIT IS SET UP TO PROVIDE NETWORKING IN THE INDIVIDUAL LET PREMISES, NO NETWORKING IS PERMITTED WITH OTHER INDIVIDUAL LET PREMISES.

TWENTY EIGHTH: THIS LEASE SHALL END AT THE END OF ITS TERM, UNLESS RENEWED IN WRITING BY THE PARTIES HERETO. IF TENANT WRONGFULLY HOLDS OVER AND DOES NOT REMOVE ITSELF AT THE END OF THE TERM, TENANT AGREES TO PAY RENT AT THE RATE OF FIFTY DOLLARS PER DAY AS DAMAGES UNTIL IT REMOVES ITSELF.

TWENTY NINTH: TENANT SHALL PARK IN THE SPACES PROVIDED IN FRONT OF THE BUILDING NOT DESIGNATED AS PARKING OF J. L. HONBERGER CO., INC. TENANT SHALL ADVISE ALL EMPLOYEES, GUESTS, AND CUSTOMERS TO PARK ONLY IN THE DESIGNATED AREAS.

THIRTY: LANDLORD MAY INCREASE RENT DURING TERM OF LEASE PROPORTIONATELY WITH ANY INCREASE IN PROPERTY TAXES.

IN WITNESS WHEREOF, THE PARTIES INTENDING TO BE LEGALLY BOUND BY THE TERMS HEREOF, AND RECITING THAT THEY HAVE READ AND UNDERSTAND ALL THE TERMS IN THIS COMMERCIAL AGREEMENT, PLACE THEIR HANDS AND SEALS THIS 11th DAY OF JAN, 2019.

LANDLORD:

TENANT:

James L. Honberger
JAMES L. HONBERGER

Robert W. [Signature]

J. L. Honberger
POA

RULES & REGULATIONS

THESE RULES & REGULATIONS GOVERN ALL TENANTS, THEIR EMPLOYEES, GUESTS, INVITEES, AND LICENSEES, WHO LEASE SUITES LOCATED AT 885 SOUTH CHIQUES ROAD, MANHEIM, PA 17545. THESE RULES AND REGULATIONS ARE A PART OF THE LEASE BETWEEN **JAMES L HONBERGER**, AND SUCH TENANTS. THE TENANTS AGREE THAT THE LANDLORDS MAY ADD ADDITIONAL RULES AND REGULATIONS AS THEY DEEM NECESSARY.

1. THE USE OR POSSESSION OF ALCOHOL, OR ILLEGAL DRUGS ON THE PREMISES KNOWN AS 885 SOUTH CHIQUES ROAD, MANHEIM, PENNSYLVANIA IS STRICTLY PROHIBITED.
2. THE PREMISES ARE SMOKE FREE. THEREFORE, SMOKING EXCEPT IN AREAS DESIGNATED BY LANDLORDS IS STRICTLY PROHIBITED, UNDER NO CIRCUMSTANCES SHALL PIPE SMOKING OR CIGAR SMOKING BE PERMITTED AT ALL.
3. THE PREMISES ARE NOT TO BE CONSIDERED A PLAYGROUND. ACCORDINGLY CHILDREN ARE NOT PERMITTED TO PLAY IN THE PARKING LOTS, AND DRIVEWAY AREAS OR LAWNS ON THE PREMISES. TENANTS AT ALL TIMES SHALL BE RESPONSIBLE FOR ANY CHILDREN THERE WITH THEIR PERMISSION.
4. TENANTS SHALL BE RESPONSIBLE TO CLEAN THEIR SUITES WEEKLY. TRASH SHOULD BE PUT IN PLASTIC BAGS AND TIED SHUT. BAGS SHOULD BE PLACED IN THE DUMPSTER AT THE REAR OF BUILDING; ANYTHING TOO LARGE FOR DUMPSTER IS ABSOLUTELY PROHIBITED. NO COMPUTER EQUIPMENT OR HAZARDOUS MATERIALS ARE ALLOWED IN THE DUMPSTER. CARTONS and BOXES SHOULD BE FLATTENED BEFORE PUTTING IN DUMPSTER. TENANT SHALL ABIDE BY ANY TRASH/RECYLCING NOTICES SET FORTH BY THE LANDLORD.
5. IN ORDER TO PROTECT AGAINST PESTY BUGS, RODENTS AND OTHER VERMIN INFESTATION, TENANTS SHALL SEE THAT ANY FOOD KEPT ON THE PREMISES SHALL BE IN CLOSED CONTAINERS AT ALL TIMES.
6. AT THE ASSUMPTION OF THE LEASE, TENANTS SHALL BE PROVIDED WITH TWO KEYS FOR AUTHORIZED OCCUPANTS. TENANTS SHALL PROVIDE LANDLORDS WITH THE NAMES AND ADDRESSES OF EACH OCCUPANT SO AUTHORIZED.
7. PARKING SHALL BE AS SET FORTH IN EACH LEASE, AND NO PARKING SHALL BE PERMITTED IN FRONT OF ANY OF THE DOORS OF THE BUILDINGS. TENANTS, GUESTS, EMPLOYEES AND INVITEES SHALL NOT PARK BETWEEN SIGNS FOR J. L . HONBERGER CO., INC. STORE PARKING. SNOWSTORM PARKING WILL BE DESIGNATED.

RULES & REGULATIONS

8. THE NUMBER OF ACTUAL EMPLOYED OCCUPANTS IN EACH SUITE SHALL BE LIMITED TO ONE (1) PERSON FOR TWO HUNDRED (200) SQUARE FEET IN THE SUITES ON THE SECOND FLOOR (2ND) FLOOR. THE SUITES ON THE FIRST (1ST.) FLOOR WILL BE LIMITED TO ONE (1) PERSON PER ONE HUNDRED (100) SQUARE FEET. THE NUMBER OF OCCUPANTS PERMITTED OTHERWISE SHALL BE REGULATED BY ALL PERTINENT FIRE CODES ENFORCE.
9. THE COMMON RESTROOMS SHALL BE MAINTAINED GENERALLY BY MANAGEMENT, HOWEVER, TENANTS SHALL USE THEIR BEST EFFORTS TO KEEP THE RESTROOMS CLEANED AFTER THEIR USE.
10. NO SIGNS SHALL BE PERMITTED OTHER THAN SIGNS AUTHORIZED BY THE LANDLORDS. NO CAMPERS OR TRUCKS OTHER THAN DELIVERY TRUCKS SHALL BE PERMITTED ON THE PREMISES. ANY VEHICLE ON THE PREMISES MUST BE LICENSED AND REGISTERED. ONLY VEHICLES OF TENANTS, THEIR EMPLOYEES AND GUESTS SHALL BE PERMITTED. ANY UNAUTHORIZED VEHICLE SHALL BE TOWED AWAY AT THE OWNER'S EXPENSE. NO VEHICLE SHALL BE PERMITTED ON THE PREMISES OVERNIGHT, UNLESS EXPRESS PERMISSION IS OBTAINED FROM THE LANDLORD.

IN WITNESS WHEREOF, THE PARTIES INTENDING TO BE LEGALLY BOUND BY THE TERMS HEREOF, AND RECITING THAT THEY HAVE READ AND UNDERSTAND ALL THE TERMS IN THIS RULES and REGULATIONS AGREEMENT, PLACE THEIR HANDS AND SEALS THIS 11TH DAY OF JAN, 2019.

LANDLORD:

JAMES L. HONBERGER

TENANT:



COMMERCIAL LEASE AGREEMENT

THIS AGREEMENT, ENTERED INTO THIS 2 DAY OF January 2018
BETWEEN JAMES L. HONBERGER, 885 S. CHIQUES ROAD, MANHEIM, PA 17545, LESSOR
AND Lynch Financial LLC
AS TENANT, WHOSE ADDRESS IS 895-897 S. Chiques Rd
Manheim, PA 17545

WITNESS:

THAT LESSOR DOES LEASE UNTO TENANT AND TENANT DOES HEREBY TAKE AS TENANT
THE FOLLOWING SPACE: Suite A

TO BE USED AND OCCUPIED BY TENANT FOR THE PURPOSE OF:
Lynch Financial LLC AND

FOR NO OTHER PURPOSE OR USE WHATSOEVER, FOR THE TERM
OF 3 years BEGINNING THE 1st DAY OF January
2018, AND ENDING THE 31st DAY OF December, 2020 FOR THE AGREED TOTAL
RENTAL OF Twenty-three thousand four hundred (DOLLARS)
(\$23,400.00), PAYABLE AS FOLLOWS: MONTHLY PAYMENTS OF 650.00.

ALL PAYMENTS TO BE MADE TO LESSOR ON THE 1st DAY OF EACH AND EVERY
MONTH IN ADVANCE WITHOUT NOTICE OR DEMAND, AT THE ABOVE ADDRESS, OR AT
SUCH OTHER PLACE AND TO SUCH OTHER PERSON AS THE LESSOR MAY FROM TIME TO
TIME DESIGNATE IN WRITING. THE TENANT WAIVES ALL PROVISIONS OF THE
PENNSYLVANIA LANDLORD AND TENANT ACT OF 1951, AS AMENDED THAT MAY BE
WAIVED. NO NOTICE IS NECESSARY FOR THE ENFORCEMENT OF ANY PROVISIONS OF
THIS LEASE. THE LANDLORD WILL ENFORCE THE PAYMENT OF RENT BY FILING A
LANDLORD TENANT COMPLAINT AT THE DISTRICT JUSTICE OFFICE AT NOON OR
THEREAFTER ON THE SECOND DAY OF THE MONTH. IF COURT ACTION OCCURS,
TENANT AGREES TO PAY \$ 75.00 ADMINISTRATIVE FEE AND A MINIMUM OF \$ 75.00
ATTORNEY FEES AS ADDITIONAL RENT.

LESSOR ACKNOWLEDGES RECEIPT FROM TENANT OF THE SUM OF \$ 975.00, WHICH
SHALL BE HELD BY THE LESSOR AS SECURITY FOR THE PERFORMANCE BY THE TENANT
OF ALL OF THE TERMS AND CONDITIONS, COVENANTS PROMISED AND AGREEMENTS OF
THIS LEASE TO BE PERFORMED BY THE TENANT. FURTHER, BOTH PARTIES AGREE AS
FOLLOWS:

(a) IN THE EVENT OF A DEFAULT BY THE TENANT UNDER THIS
LEASE, THE LESSOR SHALL NOT BE REQUIRED TO RETURN ANY PART OF PORTION OF
SAID SECURITY. IN THIS EVENT THE LESSOR MAY EITHER RETAIN THE SECURITY AS
LIQUIDATED DAMAGES, OR THE LESSOR MAY RETAIN THE SAME AND APPLY IT
TOWARD THE ACTUAL DAMAGE SUSTAINED BY THE LESSOR BY REASON OF TENANTS
DEFAULT. HOWEVER, UNDER NO CIRCUMSTANCES SHALL THE LESSOR BE DEPRIVED OF
ANY OTHER REMEDY AS THE LAW MAY FURNISH OR AS AGREED UPON IN THIS LEASE. IN
THE EVENT THAT THE DAMAGES EXCEED THE AMOUNT OF THE SECURITY DEPOSIT, THE
LESSOR OR ITS AGENT SHALL HAVE THE RIGHT TO PROCEED AGAINST THE TENANT TO
RECOVER THE EXCESS AMOUNT.

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(b) IN THE EVENT THAT THERE HAS BEEN NO DEFAULT OF ANY KIND OR NATURE WHATSOEVER BY THE TENANT, UPON EXPIRATION OF THE FULL TERM OF THIS LEASE, SAID SECURITY DEPOSIT SHALL BE RETURNED BY THE LESSOR TO THE TENANT, LESS ANY EXPENSES, LOSS OR DAMAGE SUFFERED BY LESSOR AS THE RESULT OF ANY ACT OR OMISSION ON THE PART OF THE TENANT, HIS AGENTS, EMPLOYEES OR LICENSEE. WHEN THE TENANT IS ENTITLED TO THE RETURN OF THE SECURITY DEPOSIT, THE LESSOR SHALL HAVE **THIRTY DAYS** FROM THE DATE OF THE EXPIRATION DATE OF THIS LEASE IN WHICH TO REFUND THE SECURITY DEPOSIT **PROVIDED TENANT GIVES LANDLORD ITS NEW ADDRESS IN WRITING AT TERMINATION OF LEASE OR SURRENDER AND ACCEPTANCE OF THE PREMISES AND RETURNS ALL KEYS.**

(c) THE TENANT SHALL NOT HAVE THE RIGHT TO APPLY ALL OR ANY PORTION OF THE SECURITY DEPOSIT AS PAYMENT FOR RENT. THE SECURITY DEPOSIT WILL BE HELD IN ESCROW AT WELLS FARGO BANK.

THE PARTIES FURTHER AGREE AS FOLLOWS:

FIRST: THE TENANT SHALL NOT ASSIGN THIS LEASE, NOR SUBLET THE PREMISES OR ANY PART THEREOF, NOR USE THE SAME, NOR PERMIT THE SAME TO BE USED FOR ANY OTHER PURPOSE THAN AS ABOVE STIPULATED, NOR MAKE ANY ALTERATIONS THEREIN NOR ADDITIONS THERETO, WITHOUT THE WRITTEN CONSENT OF THE LESSOR, AND ALL ADDITIONS, FIXTURES OR IMPROVEMENTS WHICH MAY BE MADE OR INSTALLED BY TENANT, EXCEPT MOVABLE OFFICE FURNITURE, SHALL BECOME THE PROPERTY OF THE LESSOR AND REMAIN UPON THE PREMISES AS A PART THEREOF, AND BE SURRENDERED WITH THE PREMISES AT THE TERMINATION OF THIS LEASE. THE TENANT SHALL NOT INSTALL OR USE ANY AWNINGS.

SECOND: ALL PERSONAL PROPERTY PLACED IN THE PREMISES SHALL BE AT THE RISK OF THE TENANT OR OWNER THEREOF, AND LESSOR SHALL NOT BE LIABLE FOR ANY DAMAGE TO SAID PERSONAL PROPERTY, OR TO THE TENANT ARISING FROM THE BURSTING OR LEAKING OF WATER PIPES OR OTHER LEAKAGE, OR FROM ANY ACT OF NEGLIGENCE OF ANY CO-TENANT OR OCCUPANTS OF THE BUILDING OR OF ANY OTHER PERSON WHOMSOEVER OR FROM ANY CAUSE WHATSOEVER.

THIRD: THE TENANT SHALL PROMPTLY EXECUTE AND **COMPLY WITH ALL STATUTES, ORDINANCES**, RULES, ORDERS, REGULATIONS AND REQUIREMENTS OF THE FEDERAL, STATE, COUNTY, AND CITY GOVERNMENTS AND OF ANY AND ALL THEIR DEPARTMENTS AND BUREAUS APPLICABLE TO SAID PREMISES, AND SHALL CORRECT, PREVENT AND ABATE NUISANCES OR OTHER GRIEVANCES INCLUDING ALL RULES, ORDERS AND REGULATIONS OF THE NORTHEASTERN UNDERWRITERS ASSOCIATION FOR THE PREVENTION OF FIRES, AT TENANTS OWN COST AND EXPENSE. IF ANY ACT OR OMISSION OF THE TENANT IS THE BASIS FOR AN INCREASE IN THE LESSOR'S INSURANCE PREMIUMS ON HAZARD INSURANCE, LIABILITY INSURANCE OR OTHER INSURANCE, THEN TENANT AGREES TO IMMEDIATELY REIMBURSE LESSOR FOR ANY SUCH INCREASE IN SUCH INSURANCE PREMIUMS.

FOURTH: IN THE EVENT THE PREMISES SHALL BE DAMAGED BY CASUALTY WHEREBY THE SAME SHALL BE RENDERED UNTENABLE, THEN THE LESSOR SHALL HAVE THE RIGHT TO RENDER SAID PREMISES TENANTABLE BY REPAIRS, WITHIN NINETY DAYS THEREFROM. IF SAID PREMISES ARE NOT RENDERED TENANTABLE WITHIN SAID TIME, IT SHALL BE OPTIONAL WITH EITHER PARTY HERETO TO CANCEL THIS LEASE BY WRITTEN NOTICE, AND IN THE EVENT OF SUCH CANCELLATION THE RENT SHALL BE PAID ONLY TO THE DATE OF SUCH CASUALTY.

FIFTH: THE PROMPT PAYMENT OF THE RENT AND FAITHFUL OBSERVANCE OF THE TERMS AND CONDITIONS OF THIS LEASE AND SUCH OTHER REASONABLE RULES AND REGULATIONS AS MAY HEREAFTER BE MADE BY THE LESSOR, ARE THE CONDITIONS UPON WHICH THE LEASE IS MADE AND ACCEPTED AND ANY FAILURE ON THE PART OF THE TENANT TO COMPLY WITH THE TERMS OR CONDITIONS OF THIS LEASE, OR ANY SUCH RULES AND REGULATIONS, SHALL AT THE OPTION OF THE LESSOR BE CAUSE FOR TERMINATION OF THIS LEASE.

SIXTH: IF THE TENANT SHALL ABANDON OR VACATE SAID PREMISES BEFORE THE END OF THE TERM OF THIS LEASE, THE LESSOR MAY, AT ITS OPTION FORTHWITH CANCEL THIS LEASE OR IT MAY ENTER SAID PREMISES AS THE AGENT OF THE TENANT, BY FORCE OR OTHERWISE, WITHOUT BEING LIABLE IN ANY WAY THEREFOR, AND RE-LET THE PREMISES WITH OR WITHOUT ANY FURNITURE THAT MAY BE THEREIN, AS THE AGENT OF THE TENANT, AT SUCH PRICE AND UPON SUCH TERMS AND FOR SUCH DURATION OF TIME AS THE LESSOR MAY DETERMINE, AND RECEIVE THE RENT THEREFOR, APPLYING THE SAME TO THE PAYMENT OF THE RENT DUE UNDER THIS LEASE.

SEVENTH: IN THE EVENT IT IS NECESSARY FOR LESSOR TO EMPLOY AN ATTORNEY TO COLLECT ANY PORTION OF THE RENT, THEN TENANT AGREES TO PAY A REASONABLE ATTORNEY FEE. TOGETHER WITH ALL COSTS, WHETHER SUIT BE INSTITUTED OR NOT, AS ADDITIONAL RENT.

EIGHTH: THE TENANT AGREES TO PAY ALL CHARGES FOR UTILITIES USED ON SAID PREMISES, WHICH ARE CONTROLLED BY TENANT.

NINTH: THE TENANT SHALL NOT DISPLAY ANY SIGN, PLACARD OR ADVERTISING LITERATURE ON THE PREMISES WHICH SHALL OFFEND THE SENSITIVITY OF LESSOR OR WHICH LESSOR IN ITS SOLE DISCRETION CONSIDERS LEWD, OFFENSIVE OR IN BAD TASTE OR WHICH LESSOR IN ITS SOLE DISCRETION CONSIDERS TO DETRACT FROM THE AESTHETIC APPEARANCE OF THE PREMISES. NO ANIMALS OR PETS ARE TO BE KEPT OR ALLOWED ON THE PREMISES WITHOUT LESSOR'S WRITTEN CONSENT. THE TENANT SHALL NOT PLACE ANY SIGN OR OTHER OBJECT ON THE ROOF WITHOUT THE WRITTEN CONSENT OF THE LESSOR. NEEDED ANTENNAS OR DISHES FOR CABLE, SHALL ONLY BE PLACED ON OUTSIDE OF BUILDING WITH EXPRESS CONSENT OF THE LANDLORD, AND ONLY SHALL BE PLACED IN POSITIONS PERMITTED BY LANDLORD.

TENTH: THE LESSOR, OR ITS AGENTS, SHALL HAVE THE **RIGHT TO ENTER** SAID PREMISES DURING ALL REASONABLE HOURS TO EXAMINE THE SAME, TO MAKE SUCH REPAIRS, ADDITIONS, OR ALTERATIONS AS MAY BE DEEMED NECESSARY FOR THE SAFETY OR PRESERVATION THEREOF, OR OF SAID BUILDING, WHETHER OR NOT TENANT IS THERE. THE LESSOR OR ITS AGENTS MAY EXHIBIT SAID PREMISES AND DISPLAY UPON THE DOORS OR WINDOW THEREOF, OR OF SAID BUILDING, THE LESSOR OR ITS AGENTS MAY EXHIBIT SAID PREMISES AND DISPLAY UPON THE DOORS OR WINDOWS THEREOF NOTICE "FOR RENT". AT ANY TIME. THE RIGHT OF ENTRY SHALL LIKEWISE EXIST FOR THE PURPOSE OF REMOVING UNAUTHORIZED PLACARDS, SIGNS, FIXTURES, ALTERATION OR ADDITIONS, WITH OR WITHOUT TENANTS PERMISSION.

ELEVENTH: TENANT HEREBY ACCEPTS THE PREMISES IN THE CONDITION THEY ARE IN AT THE BEGINNING OF THIS LEASE AND AGREES TO MAINTAIN SAID PREMISES IN THE SAME CONDITION, ORDER AND REPAIR, EXCEPTING ONLY REASONABLE WEAR AND TEAR ARISING FROM THE USE SPECIFIED ABOVE, AND TO MAKE GOOD TO SAID LESSOR IMMEDIATELY UPON DEMAND, ANY DAMAGE TO PIPES, WIRING, ELECTRIC LIGHTS, FIXTURES, APPLIANCES OR APPURTENANCES OF SAID PREMISES OR TO THE BUILDING, CAUSED BY ANY ACT OR NEGLIGENCE OF TENANT OR BY ANY EMPLOYEE, CUSTOMER

LICENSEE OF TENANT. A DIAGRAM OF THE PREMISES HAS BEEN GIVEN TO TENANT FOR THE PURPOSE OF TENANT'S INDICATING ANY DAMAGE TO THE PREMISES PRIOR TO MOVING IN. THIS DIAGRAM SHALL BECOME A PART OF THIS LEASE FOR THE PURPOSE OF DETERMINING TENANT DAMAGE AT THE END OF THE LEASE TERM.

TWELFTH: LESSOR SHALL NOT BE LIABLE FOR ANY DAMAGE OR INJURY WHICH MAY BE SUSTAINED BY TENANT OR OTHER PERSON RESULTING FROM THE CARELESSNESS, NEGLIGENCE OR IMPROPER CONDUCT ON THE PART OF ANY OTHER TENANT OR AGENTS, EMPLOYEES, CUSTOMERS OR LICENSEES OF ANY OTHER TENANT, OR BY REASON OF THE BREAKAGE, LEAKAGE OR OBSTRUCTION OF THE WATER, SEWER OR SOIL PIPES, OR OTHER LEAKAGE IN OR ABOUT THE SAID BUILDING OR FOR ANY DAMAGE CAUSED BY FIRE, WIND STORM OR ANY ACT OF GOD.

THIRTEENTH: IF THE TENANT SHALL BECOME INSOLVENT OR IF **BANKRUPTCY PROCEEDINGS** HAVE BEGUN BY OR AGAINST THE TENANT, THE LESSOR AT ITS OPTION MAY CANCEL THIS LEASE. LESSOR MAY ELECT TO ACCEPT RENT FROM A RECEIVER, TRUSTEE OR OTHER JUDICIAL OFFICER DURING THE TERM OF THEIR OCCUPANCY IN THEIR JUDICIAL CAPACITY WITHOUT AFFECTING LESSOR'S RIGHTS AS CONTAINED IN THIS LEASE, BUT NO RECEIVER OR TRUSTEE OR REFEREE SHALL EVER HAVE ANY RIGHT, TITLE OR INTEREST IN OR TO THE ABOVE PREMISES BY VIRTUE OF THIS LEASE.

FOURTEENTH: THIS CONTRACT SHALL BIND THE LEGATEES, DEVISEES, HEIRS, PERSONAL REPRESENTATIVES OR SUCCESSORS OF THE TENANT.

FIFTEENTH: TIME IS OF THE ESSENCE IN THE PERFORMANCE OF ALL TERMS AND CONDITIONS HEREIN.

SIXTEENTH:

- A. **WRITTEN NOTICE**, IF REQUIRED, MAILED OR DELIVERED TO THE PREMISES SHALL CONSTITUTE SUFFICIENT NOTICE TO THE TENANT AND WRITTEN NOTICE MAILED OR DELIVERED TO THE LESSOR AT THE ADDRESS SET FORTH ABOVE SHALL CONSTITUTE SUFFICIENT NOTICE TO THE LESSOR.
- B. **WRITTEN NOTICE** IS REQUIRED. MAILED OR DELIVERED TO THE PREMISES BY TENANT OF ANY INTENTION TO TERMINATE LEASE SIXTY (60) DAYS BEFORE DATE OF INCEPTION OF LEASE. **WRITTEN NOTICE** IS REQUIRED BY LESSOR OF ANY INTENTION TO TERMINATE LEASE SIXTY (60) DAYS BEFORE DATE OF INCEPTION OF LEASE.

SEVENTEENTH: THE RIGHTS OF THE LESSOR UNDER THE FOREGOING SHALL BE CUMULATIVE, AND FAILURE ON THE PART OF THE LESSOR TO EXERCISE PROMPTLY ANY RIGHT GIVEN HEREUNDER SHALL NOT OPERATE TO WAIVE OR FORFEIT ANY OF SUCH RIGHTS.

EIGHTEENTH: ALL SIGNS OR OUTSIDE ADVERTISING OR WINDOW ADVERTISING TO BE USED, SHALL BE FIRST SUBMITTED TO LESSOR FOR APPROVAL BEFORE INSTALLATION OF SAME.

NINETEENTH: THE TENANT IS TO OBTAIN \$100,000 - \$ 300,000 **PUBLIC LIABILITY INSURANCE** COVERING THE DEMISED PREMISES, THE SIDEWALK IN FRONT HEREOF AND THE PARKING LOT IN THE FRONT THEREOF TOGETHER WITH ANY HALLWAY, ENTRYWAYS, STAIRS, BATHROOM, RESTROOM OR OTHER COMMON AREA USED BY THE TENANT. TENANT SHALL OBTAIN PLATE GLASS INSURANCE IF THERE IS ANY PLATE GLASS WHICH IS A PART OF PREMISES. THE LESSOR SHALL BE NAMED AS CO-INSURED AND SHALL BE FURNISHED THE ORIGINAL OF SUCH INSURANCE POLICIES. TENANT SHALL PROVIDE COPY OF INSURANCE POLICY TO LANDLORD WHICH SHALL BECOME PART OF THE LEASE.

TWENTIETH: THE TENANT SHALL PAY IN ADDITION TO THE RENT SET FORTH HEREIN ANY AND ALL **SALES TAXES** IMPOSED BY THE COMMONWEALTH OF PENNSYLVANIA AS WELL AS ANY OTHER SIMILAR TAX IMPOSED BY AND OTHER GOVERNMENTAL TAXING AUTHORITY ON THE RENTAL OR USE OF THE DEMISED PREMISES.

TWENTY FIRST: THE ENTIRE BUILDING IN WHICH THE LET PREMISES ARE LOCATED IS A **SMOKE FREE ESTABLISHMENT**. TENANT AND TENANT'S GUESTS, CUSTOMERS, AND INVITEES, SHALL RESPECT THIS CONDITION AND SHALL NOT SMOKE WITHIN THE BUILDING, EXCEPT IN SUCH DESIGNATED PLACES AS SPECIFIED BY LANDLORD.

TWENTY SECOND: THE NUMBER OF PEOPLE IN THE LET PREMISES AT ONE TIME SHALL BE REGULATED BY THE FIRE CODE OF LANCASTER COUNTY AND THE LOCAL TOWNSHIP ORDINANCES IF ANY.

TWENTY THIRD: TENANT SHALL KEEP ALL **FOOD** IN APPROPRIATE (CLOSED, AIRTIGHT) CONTAINERS AND SHALL KEEP THEIR PREMISES IN A CLEAN AND SANITARY MANNER AT ALL TIMES.

TWENTY FOURTH: TENANT SHALL KEEP THE **ELECTRIC CANDLES** IN THE WINDOWS THAT ARE IN PLACE BY THE LANDLORD AND SHALL KEEP THE CANDLES LIT AT ALL TIMES AT TENANTS EXPENSE IN ACCORDANCE WITH THE SCHEDULE SET BY LANDLORD. TENANT SHALL ALSO KEEP THE BLINDS LOWERED AND SLATS OPEN AT THE END OF THE DAY IN CONFORMITY WITH THE OTHER BLINDS THROUGHOUT THE BUILDING. TENANT SHALL NOT PLACE ANY VALANCES OR ANY WINDOW TREATMENT OR CURTAINS ON ANY OF THE WINDOWS AT ANY TIME. IN ADDITION, TENANT SHALL NOT PLACE ANYTHING ON THE WINDOWSILLS THAT IS VISIBLE FROM THE OUTSIDE, INCLUDING PLANTS OR FLOWERS.

TWENTY FIFTH: TENANT SHALL REPLACE BURNT OUT **LIGHT BULBS** IN THE LET PREMISES. THE LIGHT BULBS FOR THE CANDLES WILL BY PROVIDED BY THE LANDLORD AND MAY BE PICKED UP AT THE COUNTER IN THE STORE OF J. L. HONBERGER CO., INC.

TWENTY SIXTH: LANDLORD HAS A POLICY OF **NO OUTSIDE SOLICITATION** IN THE BUILDING. TENANT SHALL ABIDE BY THIS POLICY, AND SHALL DO NO SOLICITATION OF OTHER TENANTS ON THE PREMISES.

TWENTY SEVENTH: WHILE EACH UNIT IS SET UP TO PROVIDE NETWORKING IN THE INDIVIDUAL LET PREMISES, NO NETWORKING IS PERMITTED WITH OTHER INDIVIDUAL LET PREMISES.

TWENTY EIGHTH: THIS LEASE SHALL END AT THE END OF ITS TERM, UNLESS RENEWED IN WRITING BY THE PARTIES HERETO. IF TENANT WRONGFULLY HOLDS OVER AND DOES NOT REMOVE ITSELF AT THE END OF THE TERM, TENANT AGREES TO PAY RENT AT THE RATE OF FIFTY DOLLARS PER DAY AS DAMAGES UNTIL IT REMOVES ITSELF.

TWENTY NINTH: TENANT SHALL **PARK** IN THE SPACES PROVIDED IN FRONT OF THE BUILDING NOT DESIGNATED AS PARKING OF J. L. HONBERGER CO., INC. TENANT SHALL ADVISE ALL EMPLOYEES, GUESTS, AND CUSTOMERS TO PARK ONLY IN THE DESIGNATED AREAS.

THIRTY: LANDLORD MAY INCREASE RENT DURING TERM OF LEASE PROPORTIONATELY WITH ANY INCREASE IN PROPERTY TAXES.

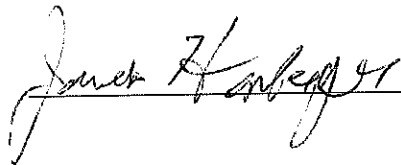
IN WITNESS WHEREOF, THE PARTIES INTENDING TO BE LEGALLY BOUND BY THE TERMS HEREOF, AND RECITING THAT THEY HAVE READ AND UNDERSTAND ALL THE TERMS IN THIS COMMERCIAL AGREEMENT, PLACE THEIR HANDS AND SEALS THIS _____ DAY OF _____, 2____.

LANDLORD:

TENANT:



JAMES L. HONBERGER . P.O.A



RULES & REGULATIONS

THESE RULES & REGULATIONS GOVERN ALL TENANTS, THEIR EMPLOYEES, GUESTS, INVITEES, AND LICENSEES, WHO LEASE SUITES LOCATED AT 885 SOUTH CHIQUES ROAD, MANHEIM, PA 17545. THESE RULES AND REGULATIONS ARE A PART OF THE LEASE BETWEEN **JAMES L HONBERGER**, AND SUCH TENANTS. THE TENANTS AGREE THAT THE LANDLORDS MAY ADD ADDITIONAL RULES AND REGULATIONS AS THEY DEEM NECESSARY.

1. THE USE OR POSSESSION OF ALCOHOL, OR ILLEGAL DRUGS ON THE PREMISES KNOWN AS 885 SOUTH CHIQUES ROAD, MANHEIM, PENNSYLVANIA IS STRICTLY PROHIBITED.
2. THE PREMISES ARE SMOKE FREE. THEREFORE, SMOKING EXCEPT IN AREAS DESIGNATED BY LANDLORDS IS STRICTLY PROHIBITED, UNDER NO CIRCUMSTANCES SHALL PIPE SMOKING OR CIGAR SMOKING BE PERMITTED AT ALL.
3. THE PREMISES ARE NOT TO BE CONSIDERED A PLAYGROUND. ACCORDINGLY CHILDREN ARE NOT PERMITTED TO PLAY IN THE PARKING LOTS, AND DRIVEWAY AREAS OR LAWNS ON THE PREMISES. TENANTS AT ALL TIMES SHALL BE RESPONSIBLE FOR ANY CHILDREN THERE WITH THEIR PERMISSION.
4. TENANTS SHALL BE RESPONSIBLE TO CLEAN THEIR SUITES WEEKLY. TRASH SHOULD BE PUT IN PLASTIC BAGS AND TIED SHUT. BAGS SHOULD BE PLACED IN THE DUMPSTER AT THE REAR OF BUILDING; ANYTHING TOO LARGE FOR DUMPSTER IS ABSOLUTELY PROHIBITED. NO COMPUTER EQUIPMENT OR HAZARDOUS MATERIALS ARE ALLOWED IN THE DUMPSTER. CARTONS and BOXES SHOULD BE FLATTENED BEFORE PUTTING IN DUMPSTER.
5. IN ORDER TO PROTECT AGAINST PESTY BUGS, RODENTS AND OTHER VERMIN INFESTATION, TENANTS SHALL SEE THAT ANY FOOD KEPT ON THE PREMISES SHALL BE IN CLOSED CONTAINERS AT ALL TIMES.
6. AT THE ASSUMPTION OF THE LEASE, TENANTS SHALL BE PROVIDED WITH TWO KEYS FOR AUTHORIZED OCCUPANTS. TENANTS SHALL PROVIDE LANDLORDS WITH THE NAMES AND ADDRESSES OF EACH OCCUPANT SO AUTHORIZED.
7. PARKING SHALL BE AS SET FORTH IN EACH LEASE, AND NO PARKING SHALL BE PERMITTED IN FRONT OF ANY OF THE DOORS OF THE BUILDINGS. TENANTS, GUESTS, EMPLOYEES AND INVITEES SHALL NOT PARK BETWEEN SIGNS FOR J. L . HONBERGER CO., INC. STORE PARKING.

RULES & REGULATIONS

8. THE NUMBER OF ACTUAL EMPLOYED OCCUPANTS IN EACH SUITE SHALL BE LIMITED TO ONE (1) PERSON FOR TWO HUNDRED (200) SQUARE FEET IN THE SUITES ON THE SECOND FLOOR (2ND) FLOOR. THE SUITES ON THE FIRST (1ST) FLOOR WILL BE LIMITED TO ONE (1) PERSON PER ONE HUNDRED (100) SQUARE FEET. THE NUMBER OF OCCUPANTS PERMITTED OTHERWISE SHALL BE REGULATED BY ALL PERTINENT FIRE CODES ENFORCE.

9. THE COMMON RESTROOMS SHALL BE MAINTAINED GENERALLY BY MANAGEMENT, HOWEVER, TENANTS SHALL USE THEIR BEST EFFORTS TO KEEP THE RESTROOMS CLEANED AFTER THEIR USE.

10. NO SIGNS SHALL BE PERMITTED, OTHER THAN SIGNS AUTHORIZED BY THE LANDLORDS. NO CAMPERS OR TRUCKS OTHER THAN DELIVERY TRUCKS SHALL BE PERMITTED ON THE PREMISES. ANY VEHICLE ON THE PREMISES MUST BE LICENSED AND REGISTERED. ONLY VEHICLES OF TENANTS, THEIR EMPLOYEES AND GUESTS SHALL BE PERMITTED. ANY UNAUTHORIZED VEHICLE SHALL BE TOWED AWAY AT THE OWNER'S EXPENSE. NO VEHICLE SHALL BE PERMITTED ON THE PREMISES OVERNIGHT, UNLESS EXPRESS PERMISSION IS OBTAINED FROM THE LANDLORD.

LANDLORD:

TENANT:



JAMES L HONBERGER
POA



1/2/18
DATED

4-10-18

DATED

COMMERCIAL LEASE AGREEMENT

THIS AGREEMENT, ENTERED INTO THIS 15th DAY OF Sept 2014
BETWEEN **JAMES L. HONBERGER**, 885 S. CHIQUES ROAD, MANHEIM, PA 17545,
LESSOR AND Lynch Financial LLC
AS TENANT, WHOSE ADDRESS IS 895-897 S Chiques Rd
Manheim PA 17545

WITNESS:

THAT LESSOR DOES LEASE UNTO TENANT AND TENANT DOES HEREBY TAKE AS
TENANT THE FOLLOWING SPACE: Suite E and K

TO BE USED AND OCCUPIED BY TENANT FOR THE PURPOSE OF:

Lynch Financial LLC
AND FOR NO OTHER PURPOSE OR USE WHATSOEVER, FOR THE TERM
OF ONE year BEGINNING THE 15th DAY OF November
2014, AND ENDING THE 14th DAY OF November, 2015 FOR THE AGREED
TOTAL RENTAL OF Twenty six Thousand Four hundred and 00/100 (DOLLARS) 70
(\$26,400.), PAYABLE AS FOLLOWS: MONTHLY PAYMENTS OF 1100.00.
ALL PAYMENTS TO BE MADE TO LESSOR ON THE 15th DAY OF EACH AND
EVERY MONTH IN ADVANCE WITHOUT NOTICE OR DEMAND, AT THE ABOVE
ADDRESS, OR AT SUCH OTHER PLACE AND TO SUCH OTHER PERSON AS THE
LESSOR MAY FROM TIME TO TIME DESIGNATE IN WRITING. **THE TENANT
WAIVES ALL PROVISIONS OF THE PENNSYLVANIA LANDLORD AND TENANT
ACT OF 1951, AS AMENDED THAT MAY BE WAIVED. NO NOTICE IS NECESSARY
FOR THE ENFORCEMENT OF ANY PROVISIONS OF THIS LEASE. THE
LANDLORD WILL ENFORCE THE PAYMENT OF RENT BY FILING A LANDLORD
TENANT COMPLAINT AT THE DISTRICT JUSTICE OFFICE AT NOON OR
THEREAFTER ON THE SECOND DAY OF THE MONTH. IF COURT ACTION
OCCURS, TENANT AGREES TO PAY \$ 75.00 ADMINISTRATIVE FEE AND A
MINIMUM OF \$ 75.00 ATTORNEY FEES AS ADDITIONAL RENT.**

LESSOR ACKNOWLEDGES RECEIPT FROM TENANT OF THE SUM OF \$ _____,
WHICH SHALL BE HELD BY THE LESSOR AS SECURITY FOR THE PERFORMANCE BY
THE TENANT OF ALL OF THE TERMS AND CONDITIONS, COVENANTS PROMISED
AND AGREEMENTS OF THIS LEASE TO BE PERFORMED BY THE TENANT. FURTHER,
BOTH PARTIES AGREES AS FOLLOWS:

(a) IN THE EVENT OF A DEFAULT BY THE TENANT UNDER THIS
LEASE, THE LESSOR SHALL NOT BE REQUIRED TO RETURN ANY PART OF PORTION
OF SAID SECURITY. IN THIS EVENT THE LESSOR MAY EITHER RETAIN THE
SECURITY AS **LIQUIDATED DAMAGES**, OR THE LESSOR MAY RETAIN THE SAME
AND APPLY IT TOWARD THE ACTUAL DAMAGE SUSTAINED BY THE LESSOR BY
REASON OF TENANT'S DEFAULT. HOWEVER, UNDER NO CIRCUMSTANCES SHALL
THE LESSOR BE DEPRIVED OF ANY OTHER REMEDY AS THE LAW MAY FURNISH
OR AS AGREED UPON IN THIS LEASE. IN THE EVENT THAT THE DAMAGES EXCEED
THE AMOUNT OF THE SECURITY DEPOSIT, THE LESSOR OR ITS AGENT SHALL
HAVE THE RIGHT TO PROCEED AGAINST THE TENANT TO RECOVER THE EXCESS
AMOUNT.

(b) IN THE EVENT THAT THERE HAS BEEN NO DEFAULT OF ANY KIND OR NATURE WHATSOEVER BY THE TENANT, UPON EXPIRATION OF THE FULL TERM OF THIS LEASE, SAID SECURITY DEPOSIT SHALL BE RETURNED BY THE LESSOR TO THE TENANT, LESS ANY EXPENSES, LOSS OR DAMAGE SUFFERED BY LESSOR AS THE RESULT OF ANY ACT OR OMISSION ON THE PART OF THE TENANT, HIS AGENTS, EMPLOYEES OR LICENSEE. WHEN THE TENANT IS ENTITLED TO THE RETURN OF THE SECURITY DEPOSIT, THE LESSOR SHALL HAVE **THIRTY DAYS** FROM THE DATE OF THE EXPIRATION DATE OF THIS LEASE IN WHICH TO REFUND THE SECURITY DEPOSIT **PROVIDED TENANT GIVES LANDLORD ITS NEW ADDRESS IN WRITING AT TERMINATION OF LEASE OR SURRENDER AND ACCEPTANCE OF THE PREMISES AND RETURNS ALL KEYS.**

(c) THE TENANT SHALL NOT HAVE THE RIGHT TO APPLY ALL OR ANY PORTION OF THE SECURITY DEPOSIT AS PAYMENT FOR RENT. THE SECURITY DEPOSIT WILL BE HELD IN ESCROW AT CITIZENS BANK.

THE PARTIES FURTHER AGREE AS FOLLOWS:

FIRST: THE TENANT SHALL NOT ASSIGN THIS LEASE, NOR SUBLET THE PREMISES OR ANY PART THEREOF, NOR USE THE SAME, NOR PERMIT THE SAME TO BE USED FOR ANY OTHER PURPOSE THAN AS ABOVE STIPULATED, NOR MAKE ANY ALTERATIONS THEREIN NOR ADDITIONS THERETO, WITHOUT THE WRITTEN CONSENT OF THE LESSOR, AND ALL ADDITIONS, FIXTURES OR IMPROVEMENTS WHICH MAY BE MADE OR INSTALLED BY TENANT, EXCEPT MOVABLE OFFICE FURNITURE, SHALL BECOME THE PROPERTY OF THE LESSOR AND REMAIN UPON THE PREMISES AS A PART THEREOF, AND BE SURRENDERED WITH THE PREMISES AT THE TERMINATION OF THIS LEASE. THE TENANT SHALL NOT INSTALL OR USE ANY AWNINGS.

SECOND: ALL PERSONAL PROPERTY PLACED IN THE PREMISES SHALL BE AT THE RISK OF THE TENANT OR OWNER THEREOF, AND LESSOR SHALL NOT BE LIABLE FOR ANY DAMAGE TO SAID PERSONAL PROPERTY, OR TO THE TENANT ARISING FROM THE BURSTING OR LEAKING OF WATER PIPES OR OTHER LEAKAGE, OR FROM ANY ACT OF NEGLIGENCE OF ANY CO-TENANT OR OCCUPANTS OF THE BUILDING OR OF ANY OTHER PERSON WHOMSOEVER OR FROM ANY CAUSE WHATSOEVER.

THIRD: THE TENANT SHALL PROMPTLY EXECUTE AND COMPLY WITH ALL STATUTES, ORDINANCES, RULES, ORDERS, REGULATIONS AND REQUIREMENTS OF THE FEDERAL, STATE, COUNTY, AND CITY GOVERNMENTS AND OF ANY AND ALL THEIR DEPARTMENTS AND BUREAUS APPLICABLE TO SAID PREMISES, AND SHALL CORRECT, PREVENT AND ABATE NUISANCES OR OTHER GRIEVANCES INCLUDING ALL RULES, ORDERS AND REGULATIONS OF THE NORTHEASTERN UNDERWRITERS ASSOCIATION FOR THE PREVENTION OF FIRES, AT TENANTS OWN COST AND EXPENSE. IF ANY ACT OR OMISSION OF THE TENANT IS THE BASIS FOR AN INCREASE IN THE LESSOR'S INSURANCE PREMIUMS ON HAZARD INSURANCE, LIABILITY INSURANCE OR OTHER INSURANCE, THEN TENANT AGREES TO IMMEDIATELY REIMBURSE LESSOR FOR ANY SUCH INCREASE IN SUCH INSURANCE PREMIUMS.

FOURTH: IN THE EVENT THE PREMISES SHALL BE DAMAGED BY CASUALTY WHEREBY THE SAME SHALL BE RENDERED UNTENABLE, THEN THE LESSOR SHALL HAVE THE RIGHT TO RENDER SAID PREMISES TENANTABLE BY REPAIRS, WITHIN NINETY DAYS THEREFROM. IF SAID PREMISES ARE NOT RENDERED TENANTABLE WITHIN SAID TIME, IT SHALL BE OPTIONAL WITH EITHER PARTY HERETO TO CANCEL THIS LEASE BY WRITTEN NOTICE, AND IN THE EVENT OF SUCH CANCELLATION THE RENT SHALL BE PAID ONLY TO THE DATE OF SUCH CASUALTY.

FIFTH: THE PROMPT PAYMENT OF THE RENT AND FAITHFUL OBSERVANCE OF THE TERMS AND CONDITIONS OF THIS LEASE AND SUCH OTHER REASONABLE RULES AND REGULATIONS AS MAY HEREAFTER BE MADE BY THE LESSOR, ARE THE CONDITIONS UPON WHICH THE LEASE IS MADE AND ACCEPTED AND ANY FAILURE ON THE PART OF THE TENANT TO COMPLY WITH THE TERMS OR CONDITIONS OF THIS LEASE, OR ANY SUCH RULES AND REGULATIONS, SHALL AT THE OPTION OF THE LESSOR BE CAUSE FOR TERMINATION OF THIS LEASE.

SIXTH: IF THE TENANT SHALL ABANDON OR VACATE SAID PREMISES BEFORE THE END OF THE TERM OF THIS LEASE, THE LESSOR MAY, AT ITS OPTION FORTHWITH CANCEL THIS LEASE OR IT MAY ENTER SAID PREMISES AS THE AGENT OF THE TENANT, BY FORCE OR OTHERWISE, WITHOUT BEING LIABLE IN ANY WAY THEREFOR, AND RE-LET THE PREMISES WITH OR WITHOUT ANY FURNITURE THAT MAY BE THEREIN, AS THE AGENT OF THE TENANT, AT SUCH PRICE AND UPON SUCH TERMS AND FOR SUCH DURATION OF TIME AS THE LESSOR MAY DETERMINE, AND RECEIVE THE RENT THEREFOR, APPLYING THE SAME TO THE PAYMENT OF THE RENT DUE UNDER THIS LEASE.

SEVENTH: IN THE EVENT IT IS NECESSARY FOR LESSOR TO EMPLOY AN ATTORNEY TO COLLECT ANY PORTION OF THE RENT, THEN TENANT AGREES TO PAY A REASONABLE ATTORNEY FEE. TOGETHER WITH ALL COSTS, WHETHER SUIT BE INSTITUTED OR NOT, AS ADDITIONAL RENT.

EIGHTH: THE TENANT AGREES TO PAY ALL CHARGES FOR UTILITIES USED ON SAID PREMISES, WHICH ARE CONTROLLED BY TENANT.

NINTH: THE TENANT SHALL NOT DISPLAY ANY SIGN, PLACARD OR ADVERTISING LITERATURE ON THE PREMISES WHICH SHALL OFFEND THE SENSITIVITY OF LESSOR OR WHICH LESSOR IN ITS SOLE DISCRETION CONSIDERS LEWD, OFFENSIVE OR IN BAD TASTE OR WHICH LESSOR IN ITS SOLE DISCRETION CONSIDERS TO DETRACT FROM THE AESTHETIC APPEARANCE OF THE PREMISES. NO ANIMALS OR PETS ARE TO BE KEPT OR ALLOWED ON THE PREMISES WITHOUT LESSOR'S WRITTEN CONSENT. THE TENANT SHALL NOT PLACE ANY SIGN OR OTHER OBJECT ON THE ROOF WITHOUT THE WRITTEN CONSENT OF THE LESSOR. NEEDED ANTENNAS OR DISHES FOR CABLE, SHALL ONLY BE PLACED ON OUTSIDE OF BUILDING WITH EXPRESS CONSENT OF THE LANDLORD, AND ONLY SHALL BE PLACED IN POSITIONS PERMITTED BY LANDLORD.

TENTH: THE LESSOR, OR ITS AGENTS, SHALL HAVE THE RIGHT TO ENTER SAID PREMISES DURING ALL REASONABLE HOURS TO EXAMINE THE SAME, TO MAKE SUCH REPAIRS, ADDITIONS, OR ALTERATIONS AS MAY BE DEEMED NECESSARY FOR THE SAFETY OR PRESERVATION THEREOF, OR OF SAID BUILDING, WHETHER OR NOT TENANT IS THERE. THE LESSOR OR ITS AGENTS MAY EXHIBIT SAID PREMISES AND DISPLAY UPON THE DOORS OR WINDOW THEREOF, OR OF SAID BUILDING, THE LESSOR OR ITS AGENTS MAY EXHIBIT SAID PREMISES AND DISPLAY UPON THE DOORS OR WINDOWS THEREOF NOTICE "FOR RENT". AT ANY TIME. THE RIGHT OF ENTRY SHALL LIKEWISE EXIST FOR THE PURPOSE OF REMOVING UNAUTHORIZED PLACARDS, SIGNS, FIXTURES, ALTERATION OR ADDITIONS, WITH OR WITHOUT TENANTS PERMISSION.

ELEVENTH: TENANT HEREBY ACCEPTS THE PREMISES IN THE CONDITION THEY ARE IN AT THE BEGINNING OF THIS LEASE AND AGREES TO MAINTAIN SAID PREMISES IN THE SAME CONDITION, ORDER AND REPAIR, EXCEPTING ONLY REASONABLE WEAR AND TEAR ARISING FORM THE USE SPECIFIED ABOVE, AND TO MAKE GOOD TO SAID LESSOR IMMEDIATELY UPON DEMAND, ANY DAMAGE TO PIPES, WIRING, ELECTRIC LIGHTS, FIXTURES, APPLIANCES OR APPURTENANCES OF SAID PREMISES OR TO THE BUILDING, CAUSED BY ANY ACT OR NEGLIGENCE OF TENANT OR BY ANY EMPLOYEE, CUSTOMER OR

LICENSEE OF TENANT. A DIAGRAM OF THE PREMISES HAS BEEN GIVEN TO TENANT FOR THE PURPOSE OF TENANT'S INDICATING ANY DAMAGE TO THE PREMISES PRIOR TO MOVING IN. THIS DIAGRAM SHALL BECOME A PART OF THIS LEASE FOR THE PURPOSE OF DETERMINING TENANT DAMAGE AT THE END OF THE LEASE TERM.

TWELFTH: LESSOR SHALL NOT BE LIABLE FOR ANY DAMAGE OR INJURY WHICH MAY BE SUSTAINED BY TENANT OR OTHER PERSON RESULTING FROM THE CARELESSNESS, NEGLIGENCE OR IMPROPER CONDUCT ON THE PART OF ANY OTHER TENANT OR AGENTS, EMPLOYEES, CUSTOMERS OR LICENSEES OF ANY OTHER TENANT, OR BY REASON OF THE BREAKAGE, LEAKAGE OR OBSTRUCTION OF THE WATER, SEWER OR SOIL PIPES, OR OTHER LEAKAGE IN OR ABOUT THE SAID BUILDING OR FOR ANY DAMAGE CAUSED BY FIRE, WIND STORM OR ANY ACT OF GOD.

THIRTEENTH: IF THE TENANT SHALL BECOME INSOLVENT OR IF **BANKRUPTCY PROCEEDINGS** HAVE BEGUN BY OR AGAINST THE TENANT, THE LESSOR AT ITS OPTION MAY CANCEL THIS LEASE. LESSOR MAY ELECT TO ACCEPT RENT FROM A RECEIVER, TRUSTEE OR OTHER JUDICIAL OFFICER DURING THE TERM OF THEIR OCCUPANCY IN THEIR JUDICIAL CAPACITY WITHOUT AFFECTING LESSOR'S RIGHTS AS CONTAINED IN THIS LEASE, BUT NO RECEIVER OR TRUSTEE OR REFEREE SHALL EVER HAVE ANY RIGHT, TITLE OR INTEREST IN OR TO THE ABOVE PREMISES BY VIRTUE OF THIS LEASE.

FOURTEENTH: THIS CONTRACT SHALL BIND THE LEGATEES, DEVISEES, HEIRS, PERSONAL REPRESENTATIVES OR SUCCESSORS OF THE TENANT.

FIFTEENTH: TIME IS OF THE ESSENCE IN THE PERFORMANCE OF ALL TERMS AND CONDITIONS HEREIN.

SIXTEENTH:

- A. **WRITTEN NOTICE**, IF REQUIRED, MAILED OR DELIVERED TO THE PREMISES SHALL CONSTITUTE SUFFICIENT NOTICE TO THE TENANT AND WRITTEN NOTICE MAILED OR DELIVERED TO THE LESSOR AT THE ADDRESS SET FORTH ABOVE SHALL CONSTITUTE SUFFICIENT NOTICE TO THE LESSOR.
- B. **WRITTEN NOTICE** IS REQUIRED. MAILED OR DELIVERED TO THE PREMISES BY TENANT OF ANY INTENTION TO TERMINATE LEASE SIXTY (60) DAYS BEFORE DATE OF INCEPTION OF LEASE. **WRITTEN NOTICE** IS REQUIRED BY LESSOR OF ANY INTENTION TO TERMINATE LEASE SIXTY (60) DAYS BEFORE DATE OF INCEPTION OF LEASE.

SEVENTEENTH: THE RIGHTS OF THE LESSOR UNDER THE FOREGOING SHALL BE CUMULATIVE, AND FAILURE ON THE PART OF THE LESSOR TO EXERCISE PROMPTLY ANY RIGHT GIVEN HEREUNDER SHALL NOT OPERATE TO WAIVE OR FORFEIT ANY OF SUCH RIGHTS.

EIGHTEENTH: ALL SIGNS OR OUTSIDE ADVERTISING OR WINDOW ADVERTISING TO BE USED, SHALL BE FIRST SUBMITTED TO LESSOR FOR APPROVAL BEFORE INSTALLATION OF SAME.

NINETEENTH: THE TENANT IS TO OBTAIN \$100,000 - \$ 300,000 **PUBLIC LIABILITY INSURANCE** COVERING THE DEMISED PREMISES, THE SIDEWALK IN FRONT HEREOF AND THE PARKING LOT IN THE FRONT THEREOF TOGETHER WITH ANY HALLWAY, ENTRYWAYS, STAIRS, BATHROOM, RESTROOM OR OTHER COMMON AREA USED BY THE TENANT. TENANT SHALL OBTAIN PLATE GLASS INSURANCE IF THERE IS ANY PLATE GLASS WHICH IS A PART OF PREMISES. THE LESSOR SHALL BE NAMED AS CO-INSURED AND SHALL BE FURNISHED THE ORIGINAL OF SUCH INSURANCE POLICIES. TENANT SHALL PROVIDE COPY OF INSURANCE POLICY TO LANDLORD WHICH SHALL BECOME PART OF THE LEASE.

TWENTIETH: THE TENANT SHALL PAY IN ADDITION TO THE RENT SET FORTH HEREIN ANY AND ALL **SALES TAXES** IMPOSED BY THE COMMONWEALTH OF PENNSYLVANIA AS WELL AS ANY OTHER SIMILAR TAX IMPOSED BY AND OTHER GOVERNMENTAL TAXING AUTHORITY ON THE RENTAL OR USE OF THE DEMISED PREMISES.

TWENTY FIRST: THE ENTIRE BUILDING IN WHICH THE LET PREMISES ARE LOCATED IS A **SMOKE FREE ESTABLISHMENT**. TENANT AND TENANT'S GUESTS, CUSTOMERS, AND INVITEES, SHALL RESPECT THIS CONDITION AND SHALL NOT SMOKE WITHIN THE BUILDING, EXCEPT IN SUCH DESIGNATED PLACES AS SPECIFIED BY LANDLORD.

TWENTY SECOND: THE NUMBER OF PEOPLE IN THE LET PREMISES AT ONE TIME SHALL BE REGULATED BY THE FIRE CODE OF LANCASTER COUNTY AND THE LOCAL TOWNSHIP ORDINANCES IF ANY.

TWENTY THIRD: TENANT SHALL KEEP ALL **FOOD** IN APPROPRIATE (CLOSED, AIRTIGHT) CONTAINERS AND SHALL KEEP THEIR PREMISES IN A CLEAN AND SANITARY MANNER AT ALL TIMES.

TWENTY FOURTH: TENANT SHALL KEEP THE **ELECTRIC CANDLES** IN THE WINDOWS THAT ARE IN PLACE BY THE LANDLORD AND SHALL KEEP THE CANDLES LIT AT ALL TIMES AT TENANTS EXPENSE IN ACCORDANCE WITH THE SCHEDULE SET BY LANDLORD. TENANT SHALL ALSO KEEP THE BLINDS LOWERED AND SLATS OPEN AT THE END OF THE DAY IN CONFORMITY WITH THE OTHER BLINDS THROUGHOUT THE BUILDING. TENANT SHALL NOT PLACE ANY VALANCES OR ANY WINDOW TREATMENT OR CURTAINS ON ANY OF THE WINDOWS AT ANY TIME. IN ADDITION, TENANT SHALL NOT PLACE ANYTHING ON THE WINDOWSILLS THAT IS VISIBLE FROM THE OUTSIDE, INCLUDING PLANTS OR FLOWERS.

TWENTY FIFTH: TENANT SHALL REPLACE BURNT OUT **LIGHT BULBS** IN THE LET PREMISES. THE LIGHT BULBS FOR THE CANDLES WILL BY PROVIDED BY THE LANDLORD AND MAY BE PICKED UP AT THE COUNTER IN THE STORE OF J. L. HONBERGER CO., INC.

TWENTY SIXTH: LANDLORD HAS A POLICY OF **NO OUTSIDE SOLICITATION** IN THE BUILDING. TENANT SHALL ABIDE BY THIS POLICY, AND SHALL DO NO SOLICITATION OF OTHER TENANTS ON THE PREMISES.

TWENTY SEVENTH: WHILE EACH UNIT IS SET UP TO PROVIDE NETWORKING IN THE INDIVIDUAL LET PREMISES, NO NETWORKING IS PERMITTED WITH OTHER INDIVIDUAL LET PREMISES.

TWENTY EIGHTH: THIS LEASE SHALL END AT THE END OF ITS TERM, UNLESS RENEWED IN WRITING BY THE PARTIES HERETO. IF TENANT WRONGFULLY HOLDS OVER AND DOES NOT REMOVE ITSELF AT THE END OF THE TERM, TENANT AGREES TO PAY RENT AT THE RATE OF FIFTY DOLLARS PER DAY AS DAMAGES UNTIL IT REMOVES ITSELF.

TWENTY NINTH: TENANT SHALL PARK IN THE SPACES PROVIDED IN FRONT OF THE BUILDING NOT DESIGNATED AS PARKING OF J. L. HONBERGER CO., INC. TENANT SHALL ADVISE ALL EMPLOYEES, GUESTS, AND CUSTOMERS TO PARK ONLY IN THE DESIGNATED AREAS.

THIRTY: LANDLORD MAY INCREASE RENT DURING TERM OF LEASE PROPORTIONATELY WITH ANY INCREASE IN PROPERTY TAXES.

IN WITNESS WHEREOF, THE PARTIES INTENDING TO BE LEGALLY BOUND BY THE TERMS HEREOF, AND RECITING THAT THEY HAVE READ AND UNDERSTAND ALL THE TERMS IN THIS COMMERCIAL AGREEMENT, PLACE THEIR HANDS AND SEALS THIS _____ DAY OF _____, 2_____.

LANDLORD:


JAMES L. HONBERGER

15, Sept 2014

TENANT:



10-27-14

RULES & REGULATIONS

THESE RULES & REGULATIONS GOVERN ALL TENANTS, THEIR EMPLOYEES, GUESTS, INVITEES, AND LICENSEES, WHO LEASE SUITES LOCATED AT 885 SOUTH CHIQUES ROAD, MANHEIM, PA 17545. THESE RULES AND REGULATIONS ARE A PART OF THE LEASE BETWEEN **JAMES L HONBERGER**, AND SUCH TENANTS. THE TENANTS AGREE THAT THE LANDLORDS MAY ADD ADDITIONAL RULES AND REGULATIONS AS THEY DEEM NECESSARY.

1. THE USE OR POSSESSION OF ALCOHOL, OR ILLEGAL DRUGS ON THE PREMISES KNOWN AS 885 SOUTH CHIQUES ROAD, MANHEIM, PENNSYLVANIA IS STRICTLY PROHIBITED.

2. THE PREMISES ARE SMOKE FREE. THEREFORE, SMOKING EXCEPT IN AREAS DESIGNATED BY LANDLORDS IS STRICTLY PROHIBITED, UNDER NO CIRCUMSTANCES SHALL PIPE SMOKING OR CIGAR SMOKING BE PERMITTED AT ALL.

3. THE PREMISES ARE NOT TO BE CONSIDERED A PLAYGROUND. ACCORDINGLY CHILDREN ARE NOT PERMITTED TO PLAY IN THE PARKING LOTS, AND DRIVEWAY AREAS OR LAWNS ON THE PREMISES. TENANTS AT ALL TIMES SHALL BE RESPONSIBLE FOR ANY CHILDREN THERE WITH THEIR PERMISSION.

4. TENANTS SHALL BE RESPONSIBLE TO CLEAN THEIR SUITES WEEKLY. TRASH SHOULD BE PUT IN PLASTIC BAGS AND TIED SHUT. BAGS SHOULD BE PLACED IN THE DUMPSTER AT THE REAR OF BUILDING; ANYTHING TOO LARGE FOR DUMPSTER IS ABSOLUTELY PROHIBITED. NO COMPUTER EQUIPMENT OR HAZARDOUS MATERIALS ARE ALLOWED IN THE DUMPSTER.

5. IN ORDER TO PROTECT AGAINST PESTY BUGS, RODENTS AND OTHER VERMIN INFESTATION, TENANTS SHALL SEE THAT ANY FOOD KEPT ON THE PREMISES SHALL BE IN CLOSED CONTAINERS AT ALL TIMES.

6. AT THE ASSUMPTION OF THE LEASE, TENANTS SHALL BE PROVIDED WITH TWO KEYS FOR AUTHORIZED OCCUPANTS. TENANTS SHALL PROVIDE LANDLORDS WITH THE NAMES AND ADDRESSES OF EACH OCCUPANT SO AUTHORIZED.

7. PARKING SHALL BE AS SET FORTH IN EACH LEASE, AND NO PARKING SHALL BE PERMITTED IN FRONT OF ANY OF THE DOORS OF THE BUILDINGS. TENANTS, GUESTS, EMPLOYEES AND INVITEES SHALL NOT PARK BETWEEN SIGNS FOR J. L. HONBERGER CO., INC. STORE PARKING.

RULES & REGULATIONS

8. THE NUMBER OF ACTUAL EMPLOYED OCCUPANTS IN EACH SUITE SHALL BE LIMITED TO ONE (1) PERSON FOR TWO HUNDRED (200) SQUARE FEET IN THE SUITES ON THE SECOND FLOOR (2ND) FLOOR. THE SUITES ON THE FIRST (1ST.) FLOOR WILL BE LIMITED TO ONE (1) PERSON PER ONE HUNDRED (100) SQUARE FEET. THE NUMBER OF OCCUPANTS PERMITTED OTHERWISE SHALL BE REGULATED BY ALL PERTINENT FIRE CODES ENFORCE.

9. THE COMMON RESTROOMS SHALL BE MAINTAINED GENERALLY BY MANAGEMENT, HOWEVER, TENANTS SHALL USE THEIR BEST EFFORTS TO KEEP THE RESTROOMS CLEANED AFTER THEIR USE.

10. NO SIGNS SHALL BE PERMITTED, OTHER THAN SIGNS AUTHORIZED BY THE LANDLORDS. NO CAMPERS OR TRUCKS OTHER THAN DELIVERY TRUCKS SHALL BE PERMITTED ON THE PREMISES. ANY VEHICLE ON THE PREMISES MUST BE LICENSED AND REGISTERED. ONLY VEHICLES OF TENANTS, THEIR EMPLOYEES AND GUESTS SHALL BE PERMITTED. ANY UNAUTHORIZED VEHICLE SHALL BE TOWED AWAY AT THE OWNER'S EXPENSE. NO VEHICLE SHALL BE PERMITTED ON THE PREMISES OVERNIGHT, UNLESS EXPRESS PERMISSION IS OBTAINED FROM THE LANDLORD.

LANDLORD:

James L. Honberger

JAMES L HONBERGER

TENANT:

[Handwritten Signature]

15, Sept. 2014

DATED

10-27-14

DATED

9/9/12 Actually paying 425.00 - also renting Suite C.

COMMERCIAL LEASE AGREEMENT

THIS AGREEMENT, ENTERED INTO THIS 1st DAY OF Oct 2012 BETWEEN JAMES L. AND EVELYN M. HONBERGER, 885 S. CHIQUES ROAD, MANHEIM, PA 17545, LESSOR AND Paul Abrams & Mary Abrams AS TENANT, WHOSE ADDRESS IS 289 S. Chiques Rd
Manheim, PA 17545

WITNESS:

THAT LESSOR DOES LEASE UNTO TENANT AND TENANT DOES HEREBY TAKE AS TENANT THE FOLLOWING SPACE: Suite 1B

TO BE USED AND OCCUPIED BY TENANT FOR THE PURPOSE OF:

Selling Phones
AND FOR NO OTHER PURPOSE OR USE WHATSOEVER, FOR THE TERM OF One Year BEGINNING THE 1st DAY OF Dec 2012, AND ENDING THE 30th DAY OF Nov, 2013 FOR THE AGREED TOTAL RENTAL OF Thirty-Nine Hundred (DOLLARS) (\$ 3900.00), PAYABLE AS FOLLOWS: MONTHLY PAYMENTS OF 325.00. ALL PAYMENTS TO BE MADE TO LESSOR ON THE 1st DAY OF EACH AND EVERY MONTH IN ADVANCE WITHOUT NOTICE OR DEMAND, AT THE ABOVE ADDRESS, OR AT SUCH OTHER PLACE AND TO SUCH OTHER PERSON AS THE LESSOR MAY FROM TIME TO TIME DESIGNATE IN WRITING. THE TENANT WAIVES ALL PROVISIONS OF THE PENNSYLVANIA LANDLORD AND TENANT ACT OF 1951, AS AMENDED THAT MAY BE WAIVED. NO NOTICE IS NECESSARY FOR THE ENFORCEMENT OF ANY PROVISIONS OF THIS LEASE. THE LANDLORD WILL ENFORCE THE PAYMENT OF RENT BY FILING A LANDLORD TENANT COMPLAINT AT THE DISTRICT JUSTICE OFFICE AT NOON OR THEREAFTER ON THE SECOND DAY OF THE MONTH. IF COURT ACTION OCCURS, TENANT AGREES TO PAY \$ 75.00 ADMINISTRATIVE FEE AND A MINIMUM OF \$ 75.00 ATTORNEY FEES AS ADDITIONAL RENT.

LESSOR ACKNOWLEDGES RECEIPT FROM TENANT OF THE SUM OF \$ 450.00, WHICH SHALL BE HELD BY THE LESSOR AS SECURITY FOR THE PERFORMANCE BY THE TENANT OF ALL OF THE TERMS AND CONDITIONS, COVENANTS PROMISED AND AGREEMENTS OF THIS LEASE TO BE PERFORMED BY THE TENANT. FURTHER, BOTH PARTIES AGREES AS FOLLOWS:

(a) IN THE EVENT OF A DEFAULT BY THE TENANT UNDER THIS LEASE, THE LESSOR SHALL NOT BE REQUIRED TO RETURN ANY PART OF PORTION OF SAID SECURITY. IN THIS EVENT THE LESSOR MAY EITHER RETAIN THE SECURITY AS LIQUIDATED DAMAGES, OR THE LESSOR MAY RETAIN THE SAME AND APPLY IT TOWARD THE ACTUAL DAMAGE SUSTAINED BY THE LESSOR BY REASON OF TENANTS DEFAULT. HOWEVER, UNDER NO CIRCUMSTANCES SHALL THE LESSOR BE DEPRIVED OF ANY OTHER REMEDY AS THE LAW MAY FURNISH OR AS AGREED UPON IN THIS LEASE. IN THE EVENT THAT THE DAMAGES EXCEED THE AMOUNT OF THE SECURITY DEPOSIT, THE LESSOR OR ITS AGENT SHALL HAVE THE RIGHT TO PROCEED AGAINST THE TENANT TO RECOVER THE EXCESS AMOUNT.

(b) IN THE EVENT THAT THERE HAS BEEN NO DEFAULT OF ANY KIND OR NATURE WHATSOEVER BY THE TENANT, UPON EXPIRATION OF THE FULL TERM OF THIS LEASE, SAID SECURITY DEPOSIT SHALL BE RETURNED BY THE LESSOR TO THE TENANT, LESS ANY EXPENSES, LOSS OR DAMAGE SUFFERED BY LESSOR AS THE RESULT OF ANY ACT OR OMISSION ON THE PART OF THE TENANT, HIS AGENTS, EMPLOYEES OR LICENSEE. WHEN THE TENANT IS ENTITLED TO THE RETURN OF THE SECURITY DEPOSIT, THE LESSOR SHALL HAVE **THIRTY DAYS** FROM THE DATE OF THE EXPIRATION DATE OF THIS LEASE IN WHICH TO REFUND THE SECURITY DEPOSIT **PROVIDED TENANT GIVES LANDLORD ITS NEW ADDRESS IN WRITING AT TERMINATION OF LEASE OR SURRENDER AND ACCEPTANCE OF THE PREMISES AND RETURNS ALL KEYS.**

(c) THE TENANT SHALL NOT HAVE THE RIGHT TO APPLY ALL OR ANY PORTION OF THE SECURITY DEPOSIT AS PAYMENT FOR RENT. THE SECURITY DEPOSIT WILL BE HELD IN ESCROW AT CITIZENS BANK.

THE PARTIES FURTHER AGREE AS FOLLOWS:

FIRST: THE TENANT SHALL NOT ASSIGN THIS LEASE, NOR SUBLET THE PREMISES OR ANY PART THEREOF, NOR USE THE SAME, NOR PERMIT THE SAME TO BE USED FOR ANY OTHER PURPOSE THAN AS ABOVE STIPULATED, NOR MAKE ANY ALTERATIONS THEREIN NOR ADDITIONS THERETO, WITHOUT THE WRITTEN CONSENT OF THE LESSOR, AND ALL ADDITIONS, FIXTURES OR IMPROVEMENTS WHICH MAY BE MADE OR INSTALLED BY TENANT, EXCEPT MOVABLE OFFICE FURNITURE, SHALL BECOME THE PROPERTY OF THE LESSOR AND REMAIN UPON THE PREMISES AS A PART THEREOF, AND BE SURRENDERED WITH THE PREMISES AT THE TERMINATION OF THIS LEASE. THE TENANT SHALL NOT INSTALL OR USE ANY AWNINGS.

SECOND: ALL PERSONAL PROPERTY PLACED IN THE PREMISES SHALL BE AT THE RISK OF THE TENANT OR OWNER THEREOF, AND LESSOR SHALL NOT BE LIABLE FOR ANY DAMAGE TO SAID PERSONAL PROPERTY, OR TO THE TENANT ARISING FROM THE BURSTING OR LEAKING OF WATER PIPES OR OTHER LEAKAGE, OR FROM ANY ACT OF NEGLIGENCE OF ANY CO-TENANT OR OCCUPANTS OF THE BUILDING OR OF ANY OTHER PERSON WHOMSOEVER OR FROM ANY CAUSE WHATSOEVER.

THIRD: THE TENANT SHALL PROMPTLY EXECUTE AND **COMPLY WITH ALL STATUTES, ORDINANCES, RULES, ORDERS, REGULATIONS AND REQUIREMENTS OF THE FEDERAL, STATE, COUNTY, AND CITY GOVERNMENTS AND OF ANY AND ALL THEIR DEPARTMENTS AND BUREAUS APPLICABLE TO SAID PREMISES, AND SHALL CORRECT, PREVENT AND ABATE NUISANCES OR OTHER GRIEVANCES INCLUDING ALL RULES, ORDERS AND REGULATIONS OF THE NORTHEASTERN UNDERWRITERS ASSOCIATION FOR THE PREVENTION OF FIRES, AT TENANT'S OWN COST AND EXPENSE. IF ANY ACT OR OMISSION OF THE TENANT IS THE BASIS FOR AN INCREASE IN THE LESSOR'S INSURANCE PREMIUMS ON HAZARD INSURANCE, LIABILITY INSURANCE OR OTHER INSURANCE, THEN TENANT AGREES TO IMMEDIATELY REIMBURSE LESSOR FOR ANY SUCH INCREASE IN SUCH INSURANCE PREMIUMS.**

FOURTH: IN THE EVENT THE PREMISES SHALL BE DAMAGED BY CASUALTY WHEREBY THE SAME SHALL BE RENDERED UNTENABLE, THEN THE LESSOR SHALL HAVE THE RIGHT TO RENDER SAID PREMISES TENANTABLE BY REPAIRS, WITHIN NINETY DAYS THEREFROM. IF SAID PREMISES ARE NOT RENDERED TENANTABLE WITHIN SAID TIME, IT SHALL BE OPTIONAL WITH EITHER PARTY HERETO TO CANCEL THIS LEASE BY WRITTEN NOTICE, AND IN THE EVENT OF SUCH CANCELLATION THE RENT SHALL BE PAID ONLY TO THE DATE OF SUCH CASUALTY.

FIFTH: THE PROMPT PAYMENT OF THE RENT AND FAITHFUL OBSERVANCE OF THE TERMS AND CONDITIONS OF THIS LEASE AND SUCH OTHER REASONABLE RULES AND REGULATIONS AS MAY HEREAFTER BE MADE BY THE LESSOR, ARE THE CONDITIONS UPON WHICH THE LEASE IS MADE AND ACCEPTED AND ANY FAILURE ON THE PART OF THE TENANT TO COMPLY WITH THE TERMS OR CONDITIONS OF THIS LEASE, OR ANY SUCH RULES AND REGULATIONS, SHALL AT THE OPTION OF THE LESSOR BE CAUSE FOR TERMINATION OF THIS LEASE.

SIXTH: IF THE TENANT SHALL ABANDON OR VACATE SAID PREMISES BEFORE THE END OF THE TERM OF THIS LEASE, THE LESSOR MAY, AT ITS OPTION FORTHWITH CANCEL THIS LEASE OR IT MAY ENTER SAID PREMISES AS THE AGENT OF THE TENANT, BY FORCE OR OTHERWISE, WITHOUT BEING LIABLE IN ANY WAY THEREFOR, AND RE-LET THE PREMISES WITH OR WITHOUT ANY FURNITURE THAT MAY BE THEREIN, AS THE AGENT OF THE TENANT, AT SUCH PRICE AND UPON SUCH TERMS AND FOR SUCH DURATION OF TIME AS THE LESSOR MAY DETERMINE, AND RECEIVE THE RENT THEREFOR, APPLYING THE SAME TO THE PAYMENT OF THE RENT DUE UNDER THIS LEASE.

SEVENTH: IN THE EVENT IT IS NECESSARY FOR LESSOR TO EMPLOY AN ATTORNEY TO COLLECT ANY PORTION OF THE RENT, THEN TENANT AGREES TO PAY A REASONABLE ATTORNEY FEE. TOGETHER WITH ALL COSTS, WHETHER SUIT BE INSTITUTED OR NOT, AS ADDITIONAL RENT.

EIGHTH: THE TENANT AGREES TO PAY ALL CHARGES FOR UTILITIES USED ON SAID PREMISES, WHICH ARE CONTROLLED BY TENANT.

NINTH: THE TENANT SHALL NOT DISPLAY ANY SIGN, PLACARD OR ADVERTISING LITERATURE ON THE PREMISES WHICH SHALL OFFEND THE SENSITIVITY OF LESSOR OR WHICH LESSOR IN ITS SOLE DISCRETION CONSIDERS LEWD, OFFENSIVE OR IN BAD TASTE OR WHICH LESSOR IN ITS SOLE DISCRETION CONSIDERS TO DETRACT FROM THE AESTHETIC APPEARANCE OF THE PREMISES. NO ANIMALS OR PETS ARE TO BE KEPT OR ALLOWED ON THE PREMISES WITHOUT LESSOR'S WRITTEN CONSENT. THE TENANT SHALL NOT PLACE ANY SIGN OR OTHER OBJECT ON THE ROOF WITHOUT THE WRITTEN CONSENT OF THE LESSOR. NEEDED ANTENNAS OR DISHES FOR CABLE, SHALL ONLY BE PLACED ON OUTSIDE OF BUILDING WITH EXPRESS CONSENT OF THE LANDLORD, AND ONLY SHALL BE PLACED IN POSITIONS PERMITTED BY LANDLORD.

TENTH: THE LESSOR, OR ITS AGENTS, SHALL HAVE THE RIGHT TO ENTER SAID PREMISES DURING ALL REASONABLE HOURS TO EXAMINE THE SAME, TO MAKE SUCH REPAIRS, ADDITIONS, OR ALTERATIONS AS MAY BE DEEMED NECESSARY FOR THE SAFETY OR PRESERVATION THEREOF, OR OF SAID BUILDING, WHETHER OR NOT TENANT IS THERE. THE LESSOR OR ITS AGENTS MAY EXHIBIT SAID PREMISES AND DISPLAY UPON THE DOORS OR WINDOW THEREOF, OR OF SAID BUILDING, THE LESSOR OR ITS AGENTS MAY EXHIBIT SAID PREMISES AND DISPLAY UPON THE DOORS OR WINDOWS THEREOF NOTICE "FOR RENT". AT ANY TIME. THE RIGHT OF ENTRY SHALL LIKEWISE EXIST FOR THE PURPOSE OF REMOVING UNAUTHORIZED PLACARDS, SIGNS, FIXTURES, ALTERATION OR ADDITIONS, WITH OR WITHOUT TENANTS PERMISSION.

ELEVENTH: TENANT HEREBY ACCEPTS THE PREMISES IN THE CONDITION THEY ARE IN AT THE BEGINNING OF THIS LEASE AND AGREES TO MAINTAIN SAID PREMISES IN THE SAME CONDITION, ORDER AND REPAIR, EXCEPTING ONLY REASONABLE WEAR AND TEAR ARISING FROM THE USE SPECIFIED ABOVE, AND TO MAKE GOOD TO SAID LESSOR IMMEDIATELY UPON DEMAND, ANY DAMAGE TO PIPES, WIRING, ELECTRIC LIGHTS, FIXTURES, APPLIANCES OR APPURTENANCES OF SAID PREMISES OR TO THE BUILDING, CAUSED BY ANY ACT OR NEGLIGENCE OF TENANT OR BY ANY EMPLOYEE, CUSTOMER OR

LICENSEE OF TENANT. A DIAGRAM OF THE PREMISES HAS BEEN GIVEN TO TENANT FOR THE PURPOSE OF TENANT'S INDICATING ANY DAMAGE TO THE PREMISES PRIOR TO MOVING IN. THIS DIAGRAM SHALL BECOME A PART OF THIS LEASE FOR THE PURPOSE OF DETERMINING TENANT DAMAGE AT THE END OF THE LEASE TERM.

TWELFTH: LESSOR SHALL NOT BE LIABLE FOR ANY DAMAGE OR INJURY WHICH MAY BE SUSTAINED BY TENANT OR OTHER PERSON RESULTING FROM THE CARELESSNESS, NEGLIGENCE OR IMPROPER CONDUCT ON THE PART OF ANY OTHER TENANT OR AGENTS, EMPLOYEES, CUSTOMERS OR LICENSEES OF ANY OTHER TENANT, OR BY REASON OF THE BREAKAGE, LEAKAGE OR OBSTRUCTION OF THE WATER, SEWER OR SOIL PIPES, OR OTHER LEAKAGE IN OR ABOUT THE SAID BUILDING OR FOR ANY DAMAGE CAUSED BY FIRE, WIND STORM OR ANY ACT OF GOD.

THIRTEENTH: IF THE TENANT SHALL BECOME INSOLVENT OR IF **BANKRUPTCY PROCEEDINGS** HAVE BEGUN BY OR AGAINST THE TENANT, THE LESSOR AT ITS OPTION MAY CANCEL THIS LEASE. LESSOR MAY ELECT TO ACCEPT RENT FROM A RECEIVER, TRUSTEE OR OTHER JUDICIAL OFFICER DURING THE TERM OF THEIR OCCUPANCY IN THEIR JUDICIAL CAPACITY WITHOUT AFFECTING LESSOR'S RIGHTS AS CONTAINED IN THIS LEASE, BUT NO RECEIVER OR TRUSTEE OR REFEREE SHALL EVER HAVE ANY RIGHT, TITLE OR INTEREST IN OR TO THE ABOVE PREMISES BY VIRTUE OF THIS LEASE.

FOURTEENTH: THIS CONTRACT SHALL BIND THE LEGATEES, DEVISEES, HEIRS, PERSONAL REPRESENTATIVES OR SUCCESSORS OF THE TENANT.

FIFTEENTH: TIME IS OF THE ESSENCE IN THE PERFORMANCE OF ALL TERMS AND CONDITIONS HEREIN.

SIXTEENTH:

- A. **WRITTEN NOTICE**, IF REQUIRED, MAILED OR DELIVERED TO THE PREMISES SHALL CONSTITUTE SUFFICIENT NOTICE TO THE TENANT AND WRITTEN NOTICE MAILED OR DELIVERED TO THE LESSOR AT THE ADDRESS SET FORTH ABOVE SHALL CONSTITUTE SUFFICIENT NOTICE TO THE LESSOR.
- B. **WRITTEN NOTICE** IS REQUIRED. MAILED OR DELIVERED TO THE PREMISES BY TENANT OF ANY INTENTION TO TERMINATE LEASE SIXTY (60) DAYS BEFORE DATE OF INCEPTION OF LEASE. **WRITTEN NOTICE** IS REQUIRED BY LESSOR OF ANY INTENTION TO TERMINATE LEASE SIXTY (60) DAYS BEFORE DATE OF INCEPTION OF LEASE.

SEVENTEENTH: THE RIGHTS OF THE LESSOR UNDER THE FOREGOING SHALL BE CUMULATIVE, AND FAILURE ON THE PART OF THE LESSOR TO EXERCISE PROMPTLY ANY RIGHT GIVEN HEREUNDER SHALL NOT OPERATE TO WAIVE OR FORFEIT ANY OF SUCH RIGHTS.

EIGHTEENTH: ALL SIGNS OR OUTSIDE ADVERTISING OR WINDOW ADVERTISING TO BE USED, SHALL BE FIRST SUBMITTED TO LESSOR FOR APPROVAL BEFORE INSTALLATION OF SAME.

NINETEENTH: THE TENANT IS TO OBTAIN \$100,000 - \$ 300,000 **PUBLIC LIABILITY INSURANCE** COVERING THE DEMISED PREMISES, THE SIDEWALK IN FRONT HEREOF AND THE PARKING LOT IN THE FRONT THEREOF TOGETHER WITH ANY HALLWAY, ENTRYWAYS, STAIRS, BATHROOM, RESTROOM OR OTHER COMMON AREA USED BY THE TENANT. TENANT SHALL OBTAIN PLATE GLASS INSURANCE IF THERE IS ANY PLATE GLASS WHICH IS A PART OF PREMISES. THE LESSOR SHALL BE NAMED AS CO-INSURED AND SHALL BE FURNISHED THE ORIGINAL OF SUCH INSURANCE POLICIES. TENANT SHALL PROVIDE COPY OF INSURANCE POLICY TO LANDLORD WHICH SHALL BECOME PART OF THE LEASE.

TWENTIETH: THE TENANT SHALL PAY IN ADDITION TO THE RENT SET FORTH HEREIN ANY AND ALL **SALES TAXES** IMPOSED BY THE COMMONWEALTH OF PENNSYLVANIA AS WELL AS ANY OTHER SIMILAR TAX IMPOSED BY AND OTHER GOVERNMENTAL TAXING AUTHORITY ON THE RENTAL OR USE OF THE DEMISED PREMISES.

TWENTY FIRST: THE ENTIRE BUILDING IN WHICH THE LET PREMISES ARE LOCATED IS A **SMOKE FREE ESTABLISHMENT**. TENANT AND TENANT'S GUESTS, CUSTOMERS, AND INVITEES, SHALL RESPECT THIS CONDITION AND SHALL NOT SMOKE WITHIN THE BUILDING, EXCEPT IN SUCH DESIGNATED PLACES AS SPECIFIED BY LANDLORD.

TWENTY SECOND: THE NUMBER OF PEOPLE IN THE LET PREMISES AT ONE TIME SHALL BE REGULATED BY THE FIRE CODE OF LANCASTER COUNTY AND THE LOCAL TOWNSHIP ORDINANCES IF ANY.

TWENTY THIRD: TENANT SHALL KEEP ALL **FOOD** IN APPROPRIATE (CLOSED, AIRTIGHT) CONTAINERS AND SHALL KEEP THEIR PREMISES IN A CLEAN AND SANITARY MANNER AT ALL TIMES.

TWENTY FOURTH: TENANT SHALL KEEP THE **ELECTRIC CANDLES** IN THE WINDOWS THAT ARE IN PLACE BY THE LANDLORD AND SHALL KEEP THE CANDLES LIT AT ALL TIMES AT TENANTS EXPENSE IN ACCORDANCE WITH THE SCHEDULE SET BY LANDLORD. TENANT SHALL ALSO KEEP THE BLINDS LOWERED AND SLATS OPEN AT THE END OF THE DAY IN CONFORMITY WITH THE OTHER BLINDS THROUGHOUT THE BUILDING. TENANT SHALL NOT PLACE ANY VALANCES OR ANY WINDOW TREATMENT OR CURTAINS ON ANY OF THE WINDOWS AT ANY TIME. IN ADDITION, TENANT SHALL NOT PLACE ANYTHING ON THE WINDOWSILLS THAT IS VISIBLE FROM THE OUTSIDE, INCLUDING PLANTS OR FLOWERS.

TWENTY FIFTH: TENANT SHALL REPLACE BURNT OUT **LIGHT BULBS** IN THE LET PREMISES. THE LIGHT BULBS FOR THE CANDLES WILL BY PROVIDED BY THE LANDLORD AND MAY BE PICKED UP AT THE COUNTER IN THE STORE OF J. L. HONBERGER CO., INC.

TWENTY SIXTH: LANDLORD HAS A POLICY OF **NO OUTSIDE SOLICITATION** IN THE BUILDING. TENANT SHALL ABIDE BY THIS POLICY, AND SHALL DO NO SOLICITATION OF OTHER TENANTS ON THE PREMISES.

TWENTY SEVENTH: WHILE EACH UNIT IS SET UP TO PROVIDE NETWORKING IN THE INDIVIDUAL LET PREMISES, NO NETWORKING IS PERMITTED WITH OTHER INDIVIDUAL LET PREMISES.

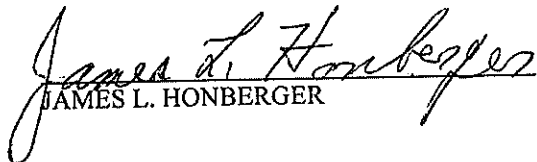
TWENTY EIGHTH: THIS LEASE SHALL END AT THE END OF ITS TERM, UNLESS RENEWED IN WRITING BY THE PARTIES HERETO. IF TENANT WRONGFULLY HOLDS OVER AND DOES NOT REMOVE ITSELF AT THE END OF THE TERM, TENANT AGREES TO PAY RENT AT THE RATE OF FIFTY DOLLARS PER DAY AS DAMAGES UNTIL IT REMOVES ITSELF.

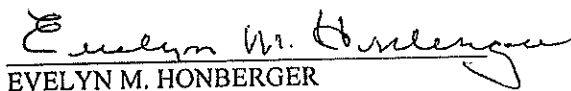
TWENTY NINTH: TENANT SHALL PARK IN THE SPACES PROVIDED IN FRONT OF THE BUILDING NOT DESIGNATED AS PARKING OF J. L. HONBERGER CO., INC. TENANT SHALL ADVISE ALL EMPLOYEES, GUESTS, AND CUSTOMERS TO PARK ONLY IN THE DESIGNATED AREAS.

THIRTY: LANDLORD MAY INCREASE RENT DURING TERM OF LEASE PROPORTIONATELY WITH ANY INCREASE IN PROPERTY TAXES.

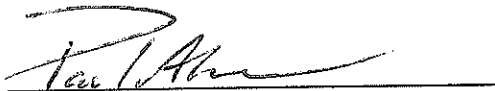
IN WITNESS WHEREOF, THE PARTIES INTENDING TO BE LEGALLY BOUND BY THE TERMS HEREOF, AND RECITING THAT THEY HAVE READ AND UNDERSTAND ALL THE TERMS IN THIS COMMERCIAL AGREEMENT, PLACE THEIR HANDS AND SEALS THIS 1st DAY OF October, 2012.

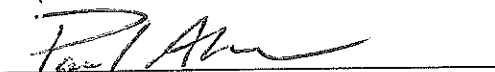
LANDLORD:


JAMES L. HONBERGER


EVELYN M. HONBERGER

TENANT:





RULES & REGULATIONS

THESE RULES & REGULATIONS GOVERN ALL TENANTS, THEIR EMPLOYEES, GUESTS, INVITEES, AND LICENSEES, WHO LEASE SUITES LOCATED AT 885 SOUTH CHIQUES ROAD, MANHEIM, PA 17545. THESE RULES AND REGULATIONS ARE A PART OF THE LEASE BETWEEN JAMES L & EVELYN M. HONBERGER, AND SUCH TENANTS. THE TENANTS AGREE THAT THE LANDLORDS MAY ADD ADDITIONAL RULES AND REGULATIONS AS THEY DEEM NECESSARY.

1. THE USE OR POSSESSION OF ALCOHOL, OR ILLEGAL DRUGS ON THE PREMISES KNOWN AS 885 SOUTH CHIQUES ROAD, MANHEIM, PENNSYLVANIA IS STRICTLY PROHIBITED.

2. THE PREMISES ARE SMOKE FREE. THEREFORE, SMOKING EXCEPT IN AREAS DESIGNATED BY LANDLORDS IS STRICTLY PROHIBITED, UNDER NO CIRCUMSTANCES SHALL PIPE SMOKING OR CIGAR SMOKING BE PERMITTED AT ALL.

3. THE PREMISES ARE NOT TO BE CONSIDERED A PLAYGROUND. ACCORDINGLY CHILDREN ARE NOT PERMITTED TO PLAY IN THE PARKING LOTS, AND DRIVEWAY AREAS OR LAWNS ON THE PREMISES. TENANTS AT ALL TIMES SHALL BE RESPONSIBLE FOR ANY CHILDREN THERE WITH THEIR PERMISSION.

4. TENANTS SHALL BE RESPONSIBLE TO CLEAN THEIR SUITES WEEKLY. TRASH SHOULD BE PUT IN PLASTIC BAGS AND TIED SHUT. BAGS SHOULD BE PLACED IN THE DUMPSTER AT THE REAR OF BUILDING; ANYTHING TOO LARGE FOR DUMPSTER IS ABSOLUTELY PROHIBITED. NO COMPUTER EQUIPMENT OR HAZARDOUS MATERIALS ARE ALLOWED IN THE DUMPSTER.

5. IN ORDER TO PROTECT AGAINST PESTY BUGS, RODENTS AND OTHER VERMIN INFESTATION, TENANTS SHALL SEE THAT ANY FOOD KEPT ON THE PREMISES SHALL BE IN CLOSED CONTAINERS AT ALL TIMES.

6. AT THE ASSUMPTION OF THE LEASE, TENANTS SHALL BE PROVIDED WITH TWO KEYS FOR AUTHORIZED OCCUPANTS. TENANTS SHALL PROVIDE LANDLORDS WITH THE NAMES AND ADDRESSES OF EACH OCCUPANT SO AUTHORIZED.

7. PARKING SHALL BE AS SET FORTH IN EACH LEASE, AND NO PARKING SHALL BE PERMITTED IN FRONT OF ANY OF THE DOORS OF THE BUILDINGS. TENANTS, GUESTS, EMPLOYEES AND INVITEES SHALL NOT PARK BETWEEN SIGNS FOR J. L. HONBERGER CO., INC. STORE PARKING.


RULES & REGULATIONS

8. THE NUMBER OF ACTUAL EMPLOYED OCCUPANTS IN EACH SUITE SHALL BE LIMITED TO ONE (1) PERSON FOR TWO HUNDRED (200) SQUARE FEET IN THE SUITES ON THE SECOND FLOOR (2ND) FLOOR. THE SUITES ON THE FIRST (1ST) FLOOR WILL BE LIMITED TO ONE (1) PERSON PER ONE HUNDRED (100) SQUARE FEET. THE NUMBER OF OCCUPANTS PERMITTED OTHERWISE SHALL BE REGULATED BY ALL PERTINENT FIRE CODES ENFORCE.

9. THE COMMON RESTROOMS SHALL BE MAINTAINED GENERALLY BY MANAGEMENT, HOWEVER, TENANTS SHALL USE THEIR BEST EFFORTS TO KEEP THE RESTROOMS CLEANED AFTER THEIR USE.

10. NO SIGNS SHALL BE PERMITTED, OTHER THAN SIGNS AUTHORIZED BY THE LANDLORDS. NO CAMPERS OR TRUCKS OTHER THAN DELIVERY TRUCKS SHALL BE PERMITTED ON THE PREMISES. ANY VEHICLE ON THE PREMISES MUST BE LICENSED AND REGISTERED. ONLY VEHICLES OF TENANTS, THEIR EMPLOYEES AND GUESTS SHALL BE PERMITTED. ANY UNAUTHORIZED VEHICLE SHALL BE TOWED AWAY AT THE OWNER'S EXPENSE. NO VEHICLE SHALL BE PERMITTED ON THE PREMISES OVERNIGHT, UNLESS EXPRESS PERMISSION IS OBTAINED FROM THE LANDLORD.

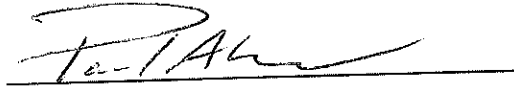
LANDLORD:


JAMES L HONBERGER


EVELYN M. HONBERGER

10/11/2012
DATED

TENANT:





DATED