

LEASE AGREEMENT (OFFICE)

Date: August 24, 2025

Parties: Acme, Inc. ("Tenant") and Example Properties, LLC ("Landlord")

Premises: Suite 500, 123 Example Ave, Example City, EX 00000

This Office Lease Agreement ("Agreement") sets forth the terms and conditions

under which Landlord leases to Tenant the Premises described above. The parties agree as follows:

1. Term & Commencement

The Term begins on the Commencement Date and continues for thirty-six (36) months, unless earlier terminated in accordance with this Agreement.

2. Base Rent & Escalation

Initial Base Rent is \$10,000 per month, payable in advance on the first (1st) day of each month. Beginning on the first anniversary of the Commencement Date and on each anniversary thereafter, Base Rent shall increase by five percent (5%) annually.

3. Operating Expenses

Tenant shall pay its proportionate share of Operating Expenses, including common area maintenance, utilities serving common areas, and property taxes, subject to customary exclusions.

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4. Renewal & Auto-Renewal

This Agreement shall automatically renew for successive periods of twelve (12) months unless either party delivers written notice of non-renewal at least ninety (90) days prior to the end of the then-current Term.

5. Maintenance & Repairs

Landlord shall maintain the structural components, roof, and building systems serving the Premises. Tenant shall maintain the interior, including fixtures and equipment, in good order and repair, reasonable wear and tear excepted.

6. Use; Compliance with Laws

The Premises shall be used for general office purposes and for no other purpose. Tenant shall comply with all applicable laws, codes, and regulations.

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7. Insurance & Indemnity

Tenant shall maintain commercial general liability insurance of not less than 1,000,000 per occurrence and 2,000,000 aggregate and shall name Landlord as an additional insured. Each party shall indemnify, defend, and hold harmless the other party from claims arising from its negligence or willful misconduct.

8. Assignment & Subletting

Tenant shall not assign this Agreement or sublet the Premises without Landlord's prior written consent, which shall not be unreasonably withheld, conditioned, or delayed.

9. Data & Privacy (If Network Services Provided)

If Landlord provides network services, Landlord shall not access, process, or sell Tenant data except to provide services or as required by law. Any processing of personal data shall be subject to a separate Data Processing Addendum (DPA).

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10. Default & Remedies

If Tenant fails to pay Rent when due and such failure continues for five (5) days after written notice, Landlord may impose a late fee and interest as permitted by law. If either party materially breaches this Agreement and does not cure within thirty (30) days after written notice, the non-breaching party may terminate this Agreement.

11. Force Majeure

Neither party shall be liable for delays or failures caused by events beyond its reasonable control (including acts of God, labor disputes, or government actions), except for monetary

obligations.

12. Surrender; Holdover

Upon expiration or earlier termination, Tenant shall surrender the Premises in the same condition as received, ordinary wear and tear excepted. Holdover shall be at 150% of the last month's Base Rent, month-to-month.

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13. Jurisdiction; Venue

This Agreement shall be governed by the laws of the State of Example. Any action arising hereunder shall be brought exclusively in the courts located in Example County.

14. Miscellaneous

Entire Agreement; amendments must be in writing and signed by both parties. Notices shall be sent to the addresses listed above.

Exhibit A (Summary of Key Terms)

- Base Rent: \$10,000/mo; 5% annual escalation
- Auto-Renewal: 12-month terms; 90-day notice
- Maintenance: Landlord structure/roof/systems; Tenant interior
- Jurisdiction: State of Example
- Data: DPA required if network services provided