

LEASE

This lease made this 19th day of May 2022 by and between Cottage Lane, LLC, first party (hereinafter called "Landlord"); and Brian Little & Jonathan Drake - Red Cube Inc. second party, (hereinafter called "Tenant"):

WITNESSETH:

1. PREMISES. The Landlord, for and in consideration of the rents, covenants, agreements, and stipulations hereinafter mentioned, reserved, and contained, to be paid, kept and performed by the tenant, has leased and rented, by these presents does lease and rent, unto the said Tenant, and the said Tenant hereby agrees to lease and take upon the terms and conditions which hereinafter appear, the following described property (hereinafter called premises), to wit: Approximately 1200 square feet of office space, known as building @ AAA Private Self Storage Facility, suite C, in an office development (hereinafter the "Building") known as 970 Hays Mill Road, Suite B & C, Carrollton, GA 30117, being located on certain real property (hereinafter called "Property") described on Exhibit "A" attached hereto, incorporated herein and made a part hereof by reference, together with rights of ingress and egress and parking as may from time to time be prescribed by Landlord.

No easement of light or air is included in the premises.

2. TERMS. To have and to hold the same for a term of 3 years beginning on the 1 day of June 2022 at midnight, unless sooner terminated as hereinafter provided.

3. RENTAL. Tenant agrees to pay Landlord, by payments to Landlord, who negotiated this lease, at office of Landlord 970 Hays Mill Road, Suite D, Carrollton, GA 30117, promptly on the first day of each month in advance, during the term of this lease, a monthly base rental of \$ 3000.

4. BASE RENT ADJUSTMENT. The base rent shall be adjusted (Rent Adjustment) in accordance with the following provisions:

The annual rental rate herein reserved shall be increased at the annual anniversary day and month (12 months) from the beginning date of the term of this lease to an amount of four percent (4%) annually.

5. SECURITY DEPOSIT. Tenant has deposited with Landlord a sum equal to first month's rent with 1 month charges for additions from Exhibit B equal to the total \$3000. Said sum shall be held by Landlord as security for the faithful performance by Tenant of all the terms, covenants, and conditions of this lease to be kept and performed by Tenant during this lease, including, but not limited to the provisions relating to the payment of rent, Landlord may (but shall not be required to) use, apply or retain all or any part of this security deposit for the payment of any rent or any other sum in default, or to compensate Landlord for any other loss or damage which Landlord may suffer by reason of Tenants default. If any portion of said deposit is so used or applied, Tenant shall within five (5) days after written demand therefore, deposit cash with Landlord in an amount sufficient to restore the security deposit to its original amount and Tenant's failure to do so shall be a material breach of this lease. Landlord shall not be required to keep this security deposit separate from its general funds, and Tenant shall not be entitled to interest on such deposit. If Tenant shall fully and faithfully perform every provision of this lease to be performed by it, the security deposit or any balance thereof shall be returned to Tenant upon surrender of the Premises to Landlord in good condition, normal wear and tear excepted, within thirty (30) days after Tenant has made full payment of any and all utilities, tax liabilities, rents or other monies due to Landlord hereunder. Such security deposit shall not be applied as last month's rent.

6. SERVICES AND UTILITIES.

- (a) Landlord shall make available certain services as are more fully described in Exhibit "B" attached hereto and made a part hereof by reference, which services shall be paid for by Landlord and Tenant respectively as set forth on said Exhibit "B". Payment for services for which Tenant is responsible shall be made by Tenant on the first day of each month during the term hereof along with the rental


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payments due hereunder. Landlord will not be obligated to provide services as described on Exhibit "B" to the extent that value of same exceeds the amount of the security deposit then held by Landlord.

(b) Tenant agrees not to offer within the building on a fee per service basis any of the services which Landlord provides to any of its tenants, including, but not limited to, the use of copying equipment, secretarial service and conference rooms. Upon the breach by Tenant of this covenant, Tenant shall pay to Landlord the sum of \$100.00 per week or the portion thereof as liquidated damages for such breach; Landlord and Tenant agree that the actual damages resulting from this breach cannot be accurately ascertained and are estimated by Landlord and Tenant to \$100.00 per week or each portion thereof for each such breach.

(c) Tenant shall pay the following utilities: Water*, Sewer*, Gas, Electricity, Light, Heat and Garbage Collection and other Sanitary Services. Tenant shall be responsible for and shall pay for any other services, whether provided by Landlord as set forth on Exhibit "B", or whether provide by others; provided, however, that any service provided to the premises by others must first receive the prior written approval of Landlord. Water/Sewer to be shown on Exhibit B.

7. **USE OF PREMISES.** Premises shall be used for office purpose and no other. Premises shall not be used for any illegal purpose; nor in any manner to create any nuisance or trespass; nor in any manner to vitiate the insurance or increase the rate of insurance on the premises. Premises shall not be used for any purpose which is extra-hazardous or disreputable. Tenant shall not install on the premises any machinery or equipment which shall consume electric current in amounts exceeding those of normal light office machinery, and in no case shall any machinery or equipment requiring any special electric service be installed without the prior written consent of the Landlord, which consent shall not be unreasonably withheld.


8. **REPAIRS BY LANDLORD.** Landlord agrees to keep in good repair all portions of Building and the Property and to make all repairs to the interior portion of the premises which are of a structural nature including without limitation heating, air conditioning, electric and plumbing, except repairs rendered necessary in whole or in part by the negligence of Tenant, its agents, employees, or invitees (which repairs shall be made by Tenant). Landlord gives to Tenant exclusive control of premises and shall be under no obligation to inspect said premises. Tenant shall promptly report to Landlord any defective conditions known to it which Landlord is required to repair and Landlord shall begin such repairs promptly within (10) days of request. Failure to report such defects shall make Tenant responsible to Landlord for any liability incurred by Landlord by reason of such defects, hidden or latent defects excepted.

9. **REPAIRS BY TENANT.** Tenant accepts the leased premises in their present condition and as suited for the uses intended by the Tenant. Tenant's taking possession of the premises shall be conclusive evidence as against Tenant that the premises were in good order and satisfactory condition when Tenant took possession, hidden or latent defects excepted. No promise of Landlord to alter, remodel, decorate, clean or improve the premises, the Building or the Property and no representations respecting the conditions of the premises, the Building or the Property have been made by the Landlord to Tenant, unless the same is contained herein or made a part hereof. Tenant shall, throughout the initial term of this lease and all Renewals thereof, at its expense, maintain in good order and repair the leased premises, except those repairs expressly required to be made by Landlord. Tenant agrees to return said premises to Landlord at the expiration, or prior termination, of this lease in as good condition and repair as when first received, natural wear and tear, damage by storm, fire, lightning, earthquake, or other casualty along excepted.

10. **DESTRUCTIONS OF, OR DAMAGE TO PREMISES.** If premises or the Building are made untenable by fire or other casualty, Landlord or Tenant may elect:

a) to terminate this lease as of the date of the fire or casualty by notice to the other within sixty (60) days after that date; or if neither party elects to terminate the lease as provided for above, Landlord may elect:


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- b) to proceed with all due diligence to repair, restore or rehabilitate the Building or the premises at Landlord's expense, in which latter event this lease shall not terminate.

In the event the lease is not terminated pursuant to this provision, rent shall abate on a per diem basis during the period of untenantability. In the event of the termination of this Lease pursuant to this section, rent shall be apportioned on a per diem basis and paid to the date of the fire or other casualty. In the event that the Premises are partially damaged by fire or other casualty but are not made wholly untenantable, then Landlord shall, except during the last year of the term thereof, proceed with all due diligence to repair and restore the premises within sixty (60) days and the rent shall abate in proportion to the no-usability of the premises during the period of untenantability. If a portion of the premises is made untenantable as aforesaid during the last year of the term hereof, Landlord shall have the right to terminate this lease as of the date of the fire or other casualty, in which event the rent shall be apportioned on a per diem basis and paid to the date of such fire or other casualty. If the premises are made partially untenantable to the extent date of such fire or other casualty. If the premises are made partially untenantable to the extent that the Tenant cannot perform the operation of its business, then the Tenant may cancel this lease within thirty (30) days by providing Landlord with written notification. In no event shall rent abate if the damage or destruction caused by fire or other casualty, whether total or partial is the result of the negligence of the Tenant, its agents or employees.

11. INDEMNITY.

A. Tenant does hereby agree and does hereby indemnify and hold Landlord harmless from and against any and all liability for any injury to or any death of any person or persons and for any damage to property in any way connected with or associate with the premises or Tenant's use or occupancy thereof, or the activities of Tenant, its agents, employees, licensees, or invitees, and from all costs, expenses, and liabilities, including, but not limited to, reasonable attorney's fees, incurred by Landlord in connection therewith, excepting, however, liability costs and expenses caused solely by Landlord's negligence, or that of his agents or employees. Tenant agrees to place and maintain at Tenant's sole cost and expense, insurance policies covering Tenant's aforesaid indemnity with respect to Tenant's use and occupancy of the demised premises. Such policies shall be issued in the name of Tenant and Landlord as their interest may appear.

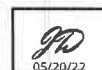
B. Tenant covenants and agrees that Landlord shall not be liable to Tenant or Tenant's employees, agents, or invitees or to any other person whomsoever, for any injury or death to any person or persons or for damage to any property of Tenant, or any person claiming through Tenant, arising out of any accidents or occurrence in the premises, including, without limiting the generality of the foregoing injury, death, or damage caused by the premises or any portions of the Building of which the premises is a part of being out of repair, or caused by a defect in or failure of equipment, pipes, or wiring, or caused by broken glass, or caused by the backing up of drain cause by gas, water, stream, electricity, or oil leaking, escaping or flowing into premises, or caused by fire or smoke, or caused by the acts or omissions of other tenants located in the building.

C. Landlord agrees to place and maintain, at Landlord's sole cost and expense, insurance policies covering the building and the premises subject to the requirements of the mortgage holder of said property.

12. GOVERNMENTAL ORDERS. Tenant agrees, at his own expense, to promptly comply with all requirements of any legally constituted public authority made necessary by reason of Tenant's occupancy of said premises. Landlord agrees to promptly comply with any such requirements if not made necessary by reason of Tenant's occupancy including but not limited to items of a structural nature and modifications or changes to HVAC equipment, plumbing and electrical items. It is mutually agreed, however, between Landlord and Tenant, that if in order to comply with such requirements, the costs to Landlord or Tenant, as the case may be, shall exceed a sum equal to one year's rent, then Landlord or Tenant who is obligated to comply with such requirements is privileged to terminate this lease by giving written notice of termination to the other party, by registered mail, which termination shall become effective sixty (60) days after receipt of such notice, and which notice shall eliminate necessity of compliance with such requirement by party giving notice unless party receiving such notice of termination shall, before termination becomes effective, pay to party giving notice all cost of compliance in excess of one year's rent, or secure payment of said sum in manner satisfactory to party giving notice.


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13. CONDEMNATION. If the building shall be lawfully taken or condemned for any public or quasi-public use or purpose, the term of this Lease shall end upon, and not before, the date of the taking of possession by the condemning authority, and without apportionment of the award. Tenant hereby assigns to the Landlord Tenant's interest in any such award, if any. Current rent shall be apportioned as of the date of such termination. If any part of the Building, other than the premises or not constituting a substantial part of the premises, shall be so taken or condemned, or if the grade of any street or alley adjacent to the Building is changed by any competent authority and such taking or change of grade makes it necessary or desirable to remodel substantially or restore the building, the Landlord shall have the right to cancel this lease upon not less than ninety (90) days' notice prior to the date of cancellation designated in the notice. No money or other consideration shall be payable by the Landlord to the Tenant for the right of cancellation, and Tenant shall have no right to share in the condemnation award or in any judgment caused by such taking. Landlord shall have no interest in any award made to Tenant for loss of business or for the taking of Tenant's fixtures and personal property within the premises if a separate award for such items is made to Tenant.


14. ASSIGNMENT AND SUBLETTING. Tenant may sublease portions of the leased premises to others provided such sub-lessee's operation is a part of the general operation of Tenant's and under the supervision and control of Tenant and provided such operation is within the purposes for which said premises shall be used. Except as provided in preceding sentence, Tenant shall not, without the prior written consent of Landlord, which consent shall not be unreasonably encumbered, delayed or withheld, endorsed hereon, assign this lease or any interest hereunder, or sublet premises or any part thereof, or permit the use of premises by any party other than Tenant. Consent to any assignment or sublease shall not destroy this provision and all later assignments or subleases shall be made likewise only on the prior written consent of Landlord. Assignment of Tenant at option Landlord, shall become directly liable to Landlord for all obligations of Tenant hereunder, but no sublease or assignment by Tenant shall relieve Tenant of any liability hereunder.

15. REMOVAL OF FIXTURES. Tenant may, prior to the expiration of this lease, or any extension thereof, remove all fixtures and equipment which he has placed in the premises, provided Tenant repairs all damage to premises caused by such removal.

16. DEFAULT. If (i) Tenant shall be adjudicated a bankrupt, make a general assignment for the benefit of creditors, or take the benefit of any insolvency act, or if a permanent receiver or trustee in bankruptcy shall be appointed for trustee's property and such appointment is not vacated within ninety (90) days thereafter, or (ii) if Tenant shall fail to keep and perform any of the terms, covenants, conditions, or provisions of this lease covenanted by the tenant and such failure to perform continues for a period of ten (10) days, Tenant shall be guilty of a default under this lease, and it shall be lawful for Landlord, at Landlord's option:

- a. If the default is in performance of a provision of this Lease, to cure such default for the account and at the expense of Tenant, in which event Tenant shall reimburse Landlord for all reasonable amounts paid to effect such cure (including, without limitation, interest at the maximum interest rate allowed by law for demand loans to Tenant in the amount of such required reimbursement; and all reasonable attorney's fees).
- b. To declare the demised term ended and reenter upon the premises and any buildings and improvements situated thereon or any part thereof and retake possession of the premises, building and improvements located thereon, all without notice and without prejudice to any other remedy Landlord may have for possession or arrearages in rent or damages for breach of contract; in utilizing this remedy, Landlord may enter upon the premises and expel or remove Tenant and its effects, by force if necessary, without being liable to prosecution or any claim for damages therefore; and Tenant agrees to indemnify Landlord for all loss and damage which Landlord may suffer by reason of such lease termination, whether through inability to relet the premises or through decrease in rent, or



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- otherwise. Landlord may recover from Tenant the worth at the time of such termination of the excess, if any, of the amounts of rent and additional rent reserved in this lease for the remainder of the term over the then reasonable rental value of the premises for the remainder of the term (in which even in calculation the rent reserved there shall be included in addition to the Annual Fixed Rent and all additional rent, the value of all other considerations agreed to be paid or performance by Tenant for said residue).
- c. Without terminating this lease, Landlord may, at its option declare the entire amount of the Annual Fixed Rent which would become due and payable at the remainder of the term of this Lease to be due and payable immediately, in which event Tenant agrees to pay the same at once, together with all rents theretofore due; provided, however, that such payments shall not constitute a penalty or forfeiture or liquidated damages, but shall merely constitute payment in advance of the rent for the remainder of said term. If Tenant fails to make such payment within fifteen (15) days after same shall have become due and payable, Landlord may enter upon the premises and expel or remove Tenant and its effects, by force if necessary, without being liable to prosecution or any claim for damages therefore. Upon completion of such expulsion, or if Tenant should fail to make such payment within said fifteen (15) day period and should abandon the premises, then in either of said events Landlord shall have the privilege, at its option, to relet the premises for the account of Tenant and shall be entitled to receive said rental and apply the same after deduction of all expenses, including rental commissions and attorney's fees and all other costs of reletting, to the debt owed to Landlord by Tenant. Upon receipt by landlord or payment of all rent which would become due and payable during the remainder of the term and which has been declared due and is then due as provided in this subparagraph c, Tenant shall, so long as Tenant shall not otherwise or thereafter be in default hereunder, have all rights of Tenant prescribed herein; provided that if Landlord shall have exercised Landlord's option to release the premises as provided in this paragraph, such rights of Tenant shall be subject to the rights of such new Tenant, who shall thereafter be a sub-lessee of Tenant herein.
- d. Without terminating this lease, enter the leased premises as the agent of Tenant, by force if necessary, without being liable to prosecution or any claim for damages therefore, and remove Tenant's property therefrom; and thereafter to relet the premises at the best price obtainable by reasonable effort, without advertisement and without negotiations and for any term Landlord shall deem proper, and receive the rents thereof. Tenant shall be liable to Landlord for the deficiency, if any, between Tenant's rent hereunder and the price obtained by Landlord on re-letting. Tenant shall have no right or claim to any surplus of said price obtained by Landlord on re-letting over Tenant's rent hereunder, and said surplus, if any, shall be retained by landlord. Any deficiency that may arrive by reason of such re-letting shall be paid to Landlord by Tenant on demand of Landlord at any time and from time to time. Tenant agrees that Landlord may enter suit for any past due rent and other payments due under this contract at any time and from time to time and any suit brought to collect the deficiency for any month or months shall not prejudice in any way the right of Landlord to collect the deficiency for any subsequent month or months by similar proceedings.
- e. To utilize other such remedy as the law and this instrument affords. In the event that the premises are re-let pursuant to any of the above stated remedies, Landlord may make any repairs, changes, alterations or additions in or to the premises that may be necessary and reasonable and pay all the costs and expenses therefore from the rents resulting from re-letting. Landlord may, in addition to any other remedies it may have, recover from Tenant all damages Landlord may incur by reason of such default, including, but not limited to, the cost of recovering the premises, the cost of repairing, reasonable attorney's fees and all other expenses incurred by Landlord connected with or associated with said default by Tenant. Pursuit of any of the foregoing remedies shall not preclude pursuit of any of the other remedies herein provided, or any other remedies provided by law, all of which other remedies are hereby specifically reserved to Landlord. No failure of Landlord to exercise any power or remedy given Landlord hereunder, or to insist upon strict compliance by Tenant with its obligations and duties hereunder, and no custom or


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practice of the parties at variance with the terms hereof shall constitute a waiver of Landlord's right to demand exact compliance with the terms hereof or to exercise any power or remedy provided to Landlord hereunder.

17. **EXTERIOR SIGNS.** Tenant shall place no signs upon the outside walls or roof of the leased premises. Any and all signs placed on the within leased premises by Tenant shall be responsible to Landlord for any damage caused by installation, use, or maintenance of said signs, and Tenant agrees upon removal of signs to repair all damage incident to such removal.

18. **EFFECT OF TERMINATION OF LEASE.** No termination of this lease prior to the normal ending thereof, by lapse of time or otherwise, shall affect Landlord's right to collect rent for the period prior to termination thereof.

19. **MORTGAGEE'S RIGHTS.** Tenant's rights shall be subject to any bona fide mortgage or deed to secure debt which is not, or may hereafter be, placed upon the premises by Landlord.

20. **NO ESTATE IN LAND.** This contract shall create the relationship of Landlord and Tenant between the parties hereto; no estate shall pass out of Landlord. Tenant has only an usufruct, not subject to levy and sale, and not assignable to Tenant except by Landlord's consent.

21. **HOLDING OVER.** If Tenant remains in possession of premises after expiration of the term hereof, with Landlord's acquiescence and without any express agreement of parties, Tenant shall be a tenant at will and there shall be no renewal of this lease by operation of law.

22. **ATTORNEY'S FEES AND HOMESTEAD.** If any rent owing under this lease is collected by or through an attorney at law, Tenant agrees to pay ten percent (10%) thereof as attorney's fees. Tenant waives all homestead rights and exemptions which he may have under any law as against any obligation owing under this lease. Tenant hereby assigns to Landlord his homestead and exemption.

23. **RIGHTS AND CUMULATIVE.** All rights, powers, and privileges conferred hereunder upon parties hereto shall be cumulative but not restrictive to those given by law.

24. **SERVICE OF NOTICE.** Tenant hereby appoints as his agent to receive service of all dispossessory or distraint proceedings and notices there under, and all notices required under this lease, the person in charge of leased premises at the time, or occupying said premises.

25. **WAIVER OF RIGHTS.** No failure of Landlord to exercise any power given Landlord hereunder, or to insist upon strict compliance by Tenant with his obligation hereunder, and no custom or practice of the parties at variance with terms hereof shall constitute a waiver of Landlord's right to demand exact compliance with the terms hereof.

26. **TIME OF ESSENCE.** Time is of the essence of this agreement.

27. **WAIVER OF SUBROGATION.** Each party hereto waives any and every claim which arises in its favor and against the other party hereto during the term of this Lease or any renewal or extension thereof for any and all loss of, or damage to, any of its property located within or upon, or constituting a part of the premises leased hereunder, which loss or damage is covered by invalid and collectively fire and extended coverage insurance policies, to the extent that such loss is recoverable under said insurance policies. Said mutual waivers shall be in addition to, and not in limitation or derogation of, any other waiver or release contained in this lease with respect to any loss of, or damage to, property of the parties hereto. Inasmuch as the above mutual waivers will preclude the assignment of any aforesaid claim by way of subrogation (or otherwise) to an insurance company (or any other person), each party hereto hereby agrees immediately to give to each insurance company which has issued to it policies


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of fire and extended coverage insurance policies properly endorsed, if necessary, to prevent the invalidation of said insurance coverage by reasons of said waivers.

28. LIENS. Tenant shall not suffer or give cause for the filing of any lien against the premises and the existence of any such lien of any nature against the premises or the leasehold interest shall constitute a breach of this lease.

29. NON-DISTURBANCE CLAUSE. So long as Tenant is not in default under this lease, Tenant's possession of the Premises and Tenant's rights and privileges under this lease shall not be diminished or interfered with by any mortgagee or purchaser at a foreclosure sale, and Tenant's occupancy shall not be disturbed by any such mortgagee or purchaser at a foreclosure sale during the term of this lease. This particular provision shall be binding upon any assigns or successors in interest to Landlord.

30. DEFINITIONS. "Landlord" as used in this lease shall include first party, his heirs, representatives, assigns and successors in title to premises. "Tenant" shall include second party, his heirs and representatives, and if this lease shall be validly assigned or sublet, shall include also "Tenant's assignees or sub-lessees" as to premises covered by such assignment or sublease. "Landlord" and "Tenant", include male and female, singular and plural, corporation, partnership, or individual, as may fit the particular parties. Tenant shall have the option to renew this lease for an additional one year term provided Tenant gives notice of desire to exercise said option at least sixty (60) days prior to termination of this lease. This option is non-transferable and granted solely for the benefit of the Tenant named herein. Renewal subject to same terms as Base rent Adjustment (paragraph 4).

31. MISCELLANEOUS.

A. Tenant warrants and represents that, to Tenant's knowledge, there is no real estate broker involved in this Lease, and that Tenant has had no dealings with any real estate broker or agent in the negotiation of this lease.

B. Neither Landlord or Tenant shall record this lease or a short form memorandum hereof in the real property records of Carroll County, Georgia, without prior written consent of the other party.

C. Any provisions of this lease which shall prove to be invalid or void or illegal shall in no way affect, impair, or invalidate any other provision hereof and all other provisions shall remain in full force and effect.

D. No receipt of money by the Landlord from the Tenant after the termination of this lease or after the service of any notice or after the commencement of any suit, or after final judgment for possession of the premises shall reinstate, continue or extend the term of this Lease or affect any such notice, demand or suit.

E. All amounts owed by the Tenant to the Landlord hereunder shall be paid within ten (10) days from the date the Landlord renders statements of account therefore and shall bear interest at the maximum interest rate allowed by law per annum for demand loans to Tenant in the amount of such past-due amount, until paid thereafter, until paid.

F. All riders and exhibits attached to this lease and initialed by Landlord and Tenant are hereby made a part of this Lease as though inserted in this Lease.

G. The headings of sections are for convenience only and do not limit or construe the contents of the sections.

H. Should any mortgage, leasehold or otherwise, require a


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modification or modifications of this Lease, which modification or modifications will not bring about any increased cost or expense to Tenant or in any other way substantially change the rights and obligations of Tenant hereunder or increase Tenant's risk or exposure to potential increased costs, then and in such event, Tenant agrees that this Lease may be modified.

I. This lease contains the entire agreement of the parties and no representations or agreements, oral or otherwise, between the parties not embodied herein or attached hereto shall be of any force and effect. Any additions or amendments to this Lease subsequent hereto shall be of no force and effect unless in writing and signed by the parties hereto.

J. The term "Landlord" as used in this Lease means only the owner of the time being of the premises so that in the event of sale or sales thereof, Landlord who is grantor in any such sale shall be and hereby is entirely free relieved of all of the obligations of Landlord hereunder. Any such sale of the premises or any interest therein shall be subject to this lease, and it shall be deemed and construed without further agreement that the purchaser at any such sale has assumed and agreed to carry out any and all obligations of Landlord in this Lease so long as such purchaser shall be the owner of the premises.

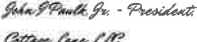
K. If there be more than one Tenant hereunder, the obligations hereunder imposed upon tenants shall be joint and several.

L. This Lease shall be governed by the laws of the State of Georgia.

IN WITNESS WHEREOF, the parties herein have hereunto set their hands and seals, the day and year first above written.

Signed, sealed and delivered as to Landlord,
in presence of:

NOTARY PUBLIC


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Landlord

Date

Signed, sealed and delivered as to Tenant,
in presence of:

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Tenant

Date

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Tenant

Date

EXHIBIT "B"

SPECIAL STIPULATIONS

The following Special Stipulations shall become a binding part of the Lease agreement between Cottage Lane, LLC and Great Southern Agency, LLC. Where the provisions of the Lease Agreement conflict with the Special Stipulations, the Special Stipulations shall prevail.

The following charges are payable in addition to each month's rent payment. Lessor has the right to increase the charges for these services upon thirty (30) days written notice in order to cover any increase incurred in the cost of the operation of these services.


SERVICES AVAILABLE AT ADDITIONAL CHARGE-BILLED MONTHLY

UTILITIES


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Water/Sewer: Minimum of \$ 35.00/month or \$2.30/unit used or consumed


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Lessor-Owner


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Lessee-Tenant