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COMMERCIAL LEASE AGREEMENT

I. THE PARTIES. This Commercial Lease Agreement ("Agreement") is made on March 28, 2024, by and between:

Lessor: 3020 Property 305, LLC, a Florida Limited Liability company with a mailing address of 3020 NE 32 AVE #305 FORT LAUDERDALE, FL 33308 ("Lessor"), and

Lessee: Element Dental Studio [REDACTED]

("Lessee"), and collectively shall be known as the "Parties", agree as follows:

II. DESCRIPTION OF LEASED PREMISES. The Lessor agrees to lease to the Lessee the following described space starting on May 1, 2024

Street Address: 3020 NE 32nd Avenue, #305, Fort Lauderdale, FL 33308
Square Feet: approximately 930 SF
Type of Space: Office Condominium Unit
Other Description: Said unit is situated in a building and is a part of The Tides at Bridgeside Square Condominium Association (the "Association")
Together With: Three (3) parking spaces in the garage of the Association
Hereinafter known as the "Premises."

III. USE OF LEASED PREMISES. The Lessee agrees to use the Premises for the purposes of (i) Dental Laboratory.

IV. ASSOCIATION APPROVAL. Lessee shall submit its application for the Association approval together with the Application Fee of approximately \$150.00 at the signing of this Agreement. The effectiveness of this Agreement is subject to the Association's approval of the Tenant and this Agreement. The Association requires up to 3 weeks to process the approval applications, and the Parties hereto agree to acknowledge the day of the Association Approval as the Agreement Commencement Date (the "Commencement Date") hereto.

V. TERM OF LEASE. The term of this Agreement shall be for a period of 1 (one) year commencing on the Commencement Date and expiring at midnight on the 365th day anniversary of the Commencement Date ("Initial Term").

VI. OPTION TO RENEW. Lessee shall have the option to renew this Agreement with a total of two (2) renewal period(s) with each term being 1 st year which may be exercised by giving written notice to Lessor no less than 30 days prior to the expiration of this Agreement or renewal period thereafter ("Renewal Periods").

Rent for each Renewal Period shall increase by One Hundred dollars (\$100.00)

The Initial Term and the Renewal Periods shall be collectively referred to as the "Term."

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VII. EARLY TERMINATION OPTION/ EXERCISE. Lessee shall have an option to terminate this Agreement at any time prior to the twenty-first month of the Initial Term or prior to the ninth month of any of the Renewal Periods by delivering to Lessor (i) an unconditional and irrevocable written notice ("Termination Notice") thereof no earlier than thirty (30) days prior to the applicable Early Termination Date, time being of the essence, together with a (ii) a termination fee that equals to Two (2) Rent payments (the "Termination Fee").

Effective on an Early Termination Date, this Agreement shall terminate as though the Term of the Lease had expired and Lessee shall surrender the Premises. If Lessee fails to timely exercise the Termination Option or fails to pay the Termination Fee as required herein, then, at Lessor's sole option, Lessee's exercise of the Termination Option shall be null, and void and this Agreement shall continue in full force and effect.

VIII. SECURITY DEPOSIT. There shall be a deposit in the amount of \$2,300.00 that shall be due and payable to Lessor on the Commencement Date ("Security Deposit"). The Security Deposit shall be held in escrow by the Lessor in a separate bank account as security for the successful performance of the terms and conditions of this Agreement. The Security Deposit may not be used to pay last month's Rent unless written permission is granted by the Lessor.

IX. RENT.

- The monthly rent payment for the 1st year of the Initial Term shall be Two Thousand, five hundred fifty Dollars (\$2,550.00). This amount included rent \$2300+tax (\$3000 a year)
- Lessor hereby agrees to abate Lessee's obligation to pay Rent (the "Abated Rent") for the first one (1) full month of the Lease Term (the "Abatement Period").
- On the Commencement Date the Lessee shall pre-pay the Rent for (i) the month that follows the Abatement Period (\$2,550.00) and (ii) for the last month of the Initial Term (\$2,550.00).
- The remaining 10 (Ten) Rent payments of the Initial Term shall be payable thereafter on the same calendar day of each month as the day of the commencement date.
- Rent will be paid by the Zelle t Axxyehho LLC, Att: Tatiana Pushkarskaia or by check to the address: [REDACTED]

See "Example Initial Term Rent Payment Schedule" in Exhibit "A"

X. LATE / NSF FEE. If Rent has been not paid within 10 days after the due date, the Lessee shall accrue a payment penalty of One Hundred Dollars (\$100.00) ("Late Fee"). In this regard, all delinquent rental payments made shall be first applied to the Late Fee and all remaining amounts toward the outstanding rental payments. An NSF fee of one Fifty Dollars (\$50.00) will be charged for checks returned for insufficient funds.

XI. EXPENSES / UTILITIES. It is the intention of the Parties that this Agreement is considered a "Gross Lease," and as such, the Rent is the entirety of the payments to the Lessor. Therefore, the Lessee is not obligated to pay any additional expenses, which include HOA, insurance (other than on the Lessee's personal property), charges, or expenses of any nature whatsoever in connection with the ownership and operation of the Premises.

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XXVII. BINDING EFFECT. This Agreement and any amendments thereto shall be binding upon the Lessor and the Lessees and/or their respective successors, heirs, assigns, executors, and administrators.

IN WITNESS WHEREOF, the Parties have indicated their acceptance of the terms and conditions of this Agreement by their signatures below on the dates indicated.

LESSEE'S SIGNATURE:

ARTHUR NATANOV
dotloop verified
04/16/24 10:54 AM EDT
5B9W-CZEQ-DDXY-1SBS

DATE: _____

PRINT NAME: Arthur Natanov

AS: _____

LESSOR'S SIGNATURE:

Yulia Abramova
dotloop verified
04/17/24 10:14 PM EDT
DAB6-LATP-ZQOM-AAQD

DATE: _____

PRINT NAME: Yulia Abramova

AS: _____