

STANDARD COMMERCIAL LEASE CONTRACT

This lease, made this 22nd day of November, 2025, by and
between A-Thinbol Incorporated, first party, (hereinafter called "Landlord");
and Tenant, second party (hereinafter called "Tenant");

WITNESSETH:

Premises

1. The Landlord, for all 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, and by these presents does lease and rent, unto the said Tenant, and 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:

being known as Section "one" 8931 Timmons Circle, Villa Rica, Douglas County, Georgia 30180

And, further described in appendix "a" attached hereto

Term

2. To have and hold the same for a term of Three years
beginning on the 1st day of December, 2025 and
ending on the 30th day of November, 2028, at midnight,
unless sooner terminated as herein provided.

Rental

3. Tenant agrees to pay Landlord, by payments to any Agent of Landlord, who negotiated this lease at office of Agent in Atlanta Georgia, promptly on the 1st day of each month in advance, during the term of this lease,
a monthly rental of: \$ 525.00 Five hundred twenty five and no /100s Dollars.

Utility Bills

4. Property is to be used as Off-Grid, and Landlord is not responsible for utilities, but in the case Tenant contracts utilities, Tenant shall pay all utility bills, including but not limited to water, sewer, gas, electricity, fuel, light, and heat bills, for the leased premises and Tenant shall pay all charges for garbage collection services or other sanitary services rendered to the leases premises or used by Tenant in connection therewith. If Tenant fails to pay any of said utility bills or charges for any sanitary services, Landlord may pay the same and such payment may be added to the rental of the premises next due as additional rental.

Use of Premises

5. Premises may be used for any legal purpose. Premises shall not be used for any illegal purposes; 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 premises.

Right to Build.

6. Tenant shall have the right, at its sole cost and expense, or with the assistance of the Landlord, to construct buildings or other improvements on the Premises, subject to Landlord's prior written approval of the plans and specifications. Tenant or landlord shall obtain all permits and comply with all applicable laws. Unless otherwise agreed in writing, all such improvements shall, at the expiration or earlier termination of this Lease, become the property of Landlord without payment or compensation to Tenant.

Abandonment

7. Tenant agrees not to abandon or vacate leased premises during the period of this lease, and agrees to of use said premises for purpose herein leased until the expiration hereof.

Repairs by Landlord

8. NO REPAIRS BY LANDLORD.

Repairs by Tenant

9. Tenant accepts the leases premises in their present condition and as suited for the uses intended by Tenant. 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, including the building and other improvements located thereon. Tenant agrees to return said premises to Landlord at the expiration, or prior to 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 alone excepted.

Destruction or Damage

10. If premises are totally destroyed by storm, fire, lightning, earthquake or other casualty, Tenant may choose to terminate lease as of the date of such destruction, and rental shall be accounted for as between Landlord and Tenant as of that date.

- Indemnity** 11. Tenant agrees to indemnify and save harmless the Landlord against all claims for damages to persons or property by reason of the use or occupancy of the leased premises, and all expenses incurred by Landlord because thereof, including attorneys' fees and court costs.
- Governmental Orders** 12. Tenant agrees, at his/her 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. It is mutually agreed, however, between Landlord and Tenant, that if in order to comply with any such requirements, the cost 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 requirements by party giving such 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.
- Condemnation** 13. If all or any substantial part of the Premises is taken by eminent domain, or by any public authority under the power of condemnation, so as to render the Premises unusable for the purposes of this Lease, the Lease shall terminate as of the date possession is taken by such authority, and rent shall be apportioned to that date. Termination shall not affect the right of either Landlord or Tenant to seek compensation from the condemning authority; however, Landlord shall be entitled to any award made for the value of the land and improvements, and Tenant shall be entitled to any separate award permitted by law for loss of business, relocation expenses, or the value of Tenant's fixtures and improvements.
- Assignment & Subletting** 14. Tenant may, with the prior written consent of Landlord, sublease portions of the Premises to others, provided such sublease is part of Tenant's general operations, remains under Tenant's supervision and control, and is consistent with the permitted use of the Premises. Except as provided above, Tenant shall not, without Landlord's prior written consent, assign this Lease or any interest herein, sublet the Premises or any part thereof, or permit use by any party other than Tenant. Consent to any assignment or sublease shall not waive this restriction, and all subsequent assignments or subleases shall likewise require Landlord's prior written consent. Any assignee shall, at Landlord's option, become directly liable to Landlord for Tenant's obligations, but no assignment or sublease shall release Tenant from liability hereunder.
- Removal of Fixtures** 15. Tenant may (if not in default hereunder) prior to the expiration of this lease, or any extension thereof, remove all fixtures and equipment which he/she has placed in premises, provided Tenant repairs all damage to premises caused by such removal.
- Cancellation of Lease** 16. If Tenant fails to pay rent (including additional rent) within five (5) days after written notice from Landlord, or fails to perform any other Lease obligation within thirty (30) days after written notice (unless a longer cure period is reasonably required and Tenant is diligently pursuing cure), or if Tenant becomes bankrupt, makes an assignment for the benefit of creditors, is subject to a receiver not removed within sixty (60) days, seeks relief under debtor laws, or has property seized and not released within thirty (30) days after notice, then Landlord may, at its option, terminate this Lease by written notice. Upon termination, Tenant shall immediately surrender possession, remove its property, and Landlord may re-enter and repossess the Premises without liability for trespass or other claims. Any authorized assignment or subletting of the entire Premises shall not be affected by a default except where caused by the original Tenant.
- Reletting by Landlord** 17. Landlord as Tenant's agent, without terminating this lease upon Tenant's breaching this contract, may at Landlord's option enter upon and rent premises at the best price obtainable by reasonable effort, without advertisement and by private negotiations and for any term Landlord deems proper. 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.
- Termination of Lease** 18. 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.
- Holding Over** 19. 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 at rental rate in effect at end of lease; and there shall be no renewal of this lease by operation of law.
- Service of Notice** 20. Tenant hereby appoints as his agent to receive service of all dispossessory or distraint [recordings and notices hereunder, and all notices required under this lease, the person in charge of leases premises at the time or occupying said premises; and if no person is in charge of, or occupying said premises, then such service or notice may be mailed by attaching the same on the main entrance to said premises.
- Waiver of Rights** 21. No failure of Landlord to exercise any power given Landlord hereunder, or to insist upon strict compliance by Tenant with his/her obligation hereunder, and no custom or 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.
- Time of Essence** 22. Time is of the essence of this agreement

Definitions

23. "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/her heirs and representatives, and if this lease shall be validly assigned or sublet, shall include also Tenant assignee's or subleases, 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.

Special Stipulations:

24. There will be a late charge of ten percent (10%) on any rental not received by the due date, no grace period.

25. Utilities are not separately metered. Tenant will pay as additional rental \$50.00 per month or one seventh (1/7) of total utilities per month, which ever represents a more accurate measure of .

31. No pets allowed.

32. Due date for rental is the first of the month.

33. Premises are leased as is. Additions and construction by Tenant must be approved by Landlord and meet all applicable code requirements.

34. Tenant understands and agrees that premises are what they are, and the use of premises by the tenant is strictly at the Tenant's discretion and does not change the intention or use of the premises.

35. Tenant has paid \$525.00 - Fife hundred Twenty five and no/100 's as security deposit.

This lease contains the entire agreement of the parties hereto, and no representations, inducements, promises or agreements, oral or otherwise, between the parties, not embodied herein, shall be of any force or effect.

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

Landlord or Agent of Landlord

Tenant

Address of Landlord/Agent

Tenant

Tenant