

LEASE AGREEMENT

This lease agreement is made and entered into, by and between
SPARKS MANAGEMENT, LLC Building 8000
P.O. Box 430, Winston, GA 30187
Phone (770) 943-1227 Cell (404) 227-4960
roysparks1984@gmail.com

Hereinafter referred to as "Landlord" and
SOUTHERN STAR OF GEORGIA, INC

DBA MERRY MAIDS 1185

Hereinafter referred to as "Tenant"

1. **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 assignees or subleases, as to premises covered by such assignment or sublease. "Agent" shall include third party, his successors, assigns, heirs, and representatives. "Landlord", "Tenant", and "Agent", include male and female, singular and plural, corporation, partnership or individual, as may fit the particular parties.

2. **DEMISE, DESCRIPTION, USE, TERM AND RENT.** Landlord hereby
Leases, hereinafter referred to as the "Leased Premises" Address: 157 Sparks Drive, Hiram, GA 30141

Suite # 8002

County: Paulding

to be used for OFFICE / WHSE in accordance
with
uses normally incident there to and for no other purpose.

Initial Term: 37 MONTHS

Beginning Date: APRIL 10, 2023

Termination Date: MARCH 31, 2026
for the rent specified in the lease.

3. **RENT.** Monthly lease payments will only be accepted via electronic payment to the landlord's bank account. Upon execution of the lease agreement, lessee will be given the routing number and account number of the appropriate bank account for payments.

Tenant shall pay Sparks Management, LLC as rent for the Leased Premises the sum of, \$ 73,500.⁰⁰, which sum is to be paid in monthly installments of \$ 12,150.⁰⁰ - 36 @ 2,000.⁰⁰ each such payment to be made without demand and without setoff or deduction, in advance on the first day of each calendar month, and continuing to term of this lease, and any renewals thereof.