

LEASE AGREEMENT

This indenture of Lease, made and entered into this _____ day of March, 2026, by and between **Continental Limited Partnership**, hereinafter referred to as "**Lessor**," and _____, hereinafter referred to as "**Lessee**" (whether one or more),

Witnesseth:

That For and in Consideration of the rents and covenants hereinafter set out, the **Lessor** does hereby let, lease, and demise that certain space in that certain building known as the "Continental Building," and located at 624 South Main Street, Jonesboro, Arkansas, being more specifically described as:

Suite #101 (Unit), consisting of eight rooms two storage closets, kitchenette, and private restroom, located on the East side of the first floor, and containing approximately 1,703 square feet of floor space and hereinafter referred to as the "demised premises."

To Have and to hold the said demised premises unto the **Lessee**, it's successor, and assigns from the First 1st day of _____ 2026, and ending on the Last day of _____ 2026, for and during and until the full end and term of SIX (6) months(s), then next and ensuing and fully to be completed and ended. Upon completion of the SIX (6) months term, **Lessee** may exercise the option to renew the lease agreement, and upon the terms and conditions hereinafter expressed:

- 1) The **Lessee** agrees to pay, and the **Lessor** agrees to accept as rent for the said demised premises, the sum of Two Thousand, Three Hundred Dollars (\$2,300.00) per month, payable in advance on or before the first (1st) day of each month during the term hereof. It is also agreed that any monthly rental received after the fifth (5th) day of the month shall include a late payment fee of Twenty Dollars (\$20.00).
- 2) The rents and charges herein set out shall be due and payable on the first (1st) day of each month during the term hereof, and shall be delinquent upon the close of business on the fifth (5th) day after said date. Upon the sixth (6th) day after said date, the said rents and charges remaining unpaid, LESSOR shall give LESSEE written notice of such delinquency and five (5) days thereafter, said rents and charges shall be deemed in default for the purpose of paragraph 20 herein below.
- 3) The **Lessor** acknowledges receipt of \$ NONE from the **Lessee**, to be held by the **Lessor** to cover replacement or repairs of any property which shall be damaged or destroyed during the occupancy of the Lessee, for any cleaning costs entailed to prepare the property for further rental, or for any unpaid lease. Any portion of such money remaining after paying the loss, damage, cleaning, or unpaid lease at the expiration of the lease shall be returned to the LESSEE.

Lessor (Initials) _____

Lessee (Initials) _____

_____, Lease, - ___-2026.

4) It is understood and agreed that in the event that no “deposit” is required from Lessee, that said Lessee shall still be liable for those repairs, replacements, or cleaning costs as described above in paragraph 3, and shall pay such costs to the Lessor withing 15 days of receipt of such billing.

5) The demised property shall be used only by the **Lessee**, it’s successors and assigns, and for the purpose of conducting the _____ and no other type of commercial activity shall be conducted on said premises without the prior written permission of the **Lessor**.

6) **Lessee** takes said premises subject to all building and zoning restrictions and laws in force on the date hereof, it being understood by both parties that the conduct of the business described herein is in compliance with such restrictions. **Lessee** shall have seven (7) days from signing of this Lease to confirm such compliance.

7) **Lessee** shall examine said demised premises before taking possession thereof, and **Lessee’s** entry into possession shall constitute conclusive evidence that as of the date thereof, the said demised premises were in good order and satisfactory condition.

8) **Lessee** will not assign or in any manner transfer this **Lease**, or any estate, interest, or benefit therein, or sublet said demised premises, or any part or parts thereof, or permit the use of the same or any part thereof by anyone other than the said **Lessee** without the prior written consent of the **Lessor**. Consent by the **Lessor** to any assignment or transfer of interest under this Lease, or subletting of said demised premises shall not constitute a release, waiver, or consent to any other assignment, or any part thereof and shall be limited to the instance stated in such written consent. Consent shall not be unreasonably withheld.

9) In the event said demised premises shall be made untenable by fire or other casualty, **Lessor May**; (a) terminate the term of this Lease, or (b) repair, restore, and rehabilitate said premises. If **Lessor** elects to repair, restore, and rehabilitate said premises and shall fail to begin construction within thirty (30) days following such loss, **Lessee**, within fifteen (15) days next following, may terminate this lease by written notice to **Lessor**. If **Lessor** shall fail to substantially complete such repair, restoration, and rehabilitation within three (3) months, allowance being made for delay due to practical impossibility, **Lessee**, by written notice to the **Lessor**, given within fifteen (15) days next following the last day of said three months, may terminate the term hereof as of the date of such fire or casualty. The rents shall be abated by **Lessor** during the period said demised premises are uninhabitable, subject to the conditions and terms set out above.

Lessor (Initials) _____

Lessee (Initials) _____

_____, Lease, - -2026.

10) From and after the effective date of this **Lease**, and throughout the term of this **Lease**, the **Lessee**, at it's own costs and responsibility shall maintain in good condition the demised premises, and at the end of said Lease, surrender same in like condition as when taken, excepting therefrom only natural wear and tear. Said **Lessee** shall be responsible to said **Lessor** for any and all such costs which shall be due to the negligence of the **Lessee**, it's officers, employees, agents, guests, or invitees.

11) The **Lessee** agrees not to make any alterations in the demised premises without the prior written consent of the **Lessor**. All fixed appliances, plumbing, heating, air conditioning, electrical, or other fixtures and partitions shall remain in place when the demised premises are vacated at the end of or during the term of this Lease.

12) **Lessee** agrees not to erect, install, or display upon the exterior of the said building or part thereof, including windows, any sign, lettering, placard, announcement, decoration, or advertising material whatsoever. **Lessee** may have the firm name painted or placed upon the entrance door or adjacent wall to the demised premises, said design and location to have prior approval of the **Lessor**.

13) **Lessee** shall obtain and maintain throughout the term of the Lease, a policy of liability insurance adequate to protect **Lessor** against the claims of any and all persons coming upon said demised premises.

14) **Lessee** agrees not to suffer anything to be or to remain in or upon or about the demised premises which will invalidate any policy of insurance which **Lessor** may now or hereafter have upon said demised premises. **Lessee** shall not hold **Lessor** liable for any loss whatsoever for personal property in the event of damage or destruction or loss of said property by fire or other casualty.

15) **Lessee** shall not permit, allow, or cause any act or deed to be performed, or any practice to be adopted or followed in or about said demised premises which shall cause, or be likely to cause, injury or damage to any person or to said demised premises or it's appurtenances. **Lessee** agrees not to commit or permit any waste whatsoever nor to create or allow any nuisance to exist on the premises and to abate any nuisance that may arise promptly and free of expense to the **Lessor**.

Lessor (Initials) _____

Lessee (Initials) _____

_____, Lease, - _____-2026.

16) **Lessee** shall at all times keep demised premises in a neat and orderly condition. **Lessee** agrees not to interfere with the full and complete use of the entry ways and common access areas by other tenants or their clients by the storage or temporary deposit of products, merchandise, supplies, equipment, or other materials except for brief transit, without the express approval of the **Lessor**.

17) The deposits and payments for the use of electricity, water, sewage, refuse, heat, and air conditioning will be paid by the **Lessor**. Telephone and other utilities are the responsibility of the **Lessee**. Installation of additional or supplemental electrical power or other utility sources or lines shall have the prior written approval of the **Lessor**.

18) **Lessee** agrees to have and to hold the **Lessor** harmless from violations of the laws of the United States, the State of Arkansas, the County of Craighead, and the Ordinances and Laws of the City of Jonesboro, Arkansas.

19) To permit the **Lessor**, it's agents, or employees, to have access to and to enter said premises at all reasonable and necessary times for any purpose connected with the repair, improvement, care, and management of the demised premises, and of the building in which said demised premises are situated, including the showing of the property to prospective Lessees or purchasers. It is also agreed that **Lessor** shall have keys to all units for access thereto in event of emergencies or management purposes. **Lessor** agrees not to enter upon said demised premises without good cause and shall respect the privacy and confidentiality of demised premises.

20) The happening of any one of the following events (hereinafter referred to as "event of default") shall constitute a breach of this **Lease** on the part of the **Lessee**, namely:

- (a) The failure of the **Lessee** to pay any and all rents and charges payable to **Lessor** under the provisions of this **Lease Agreement**, on the terms and at the times herein specified. The failure of **Lessee** to pay any rental when due shall be a breach of all future rentals.
- (b) The filing by or on behalf of **Lessee** of any Petition of Pleading to declare **Lessee** a bankrupt, or the adjudication in bankruptcy of **Lessee** under any Bankruptcy Law or Act.
- (c) The failure of **Lessee** to fully and promptly perform any act required of it in the performance of this Lease or to otherwise comply with any term or provision hereof.

Lessor (Initials) _____

Lessee (Initials) _____

_____, Lease, - ____-2026.

Upon the happening of any event of default, the **Lessor** shall, at **Lessor's** option, have the right to enter upon and take immediate possession of said demised premises, either with or without bond or notice, and to evict and expel the **Lessee** and any or all of **Lessee's** property, either with or without process of law or in equity, and without prejudice to any remedies or rights which **LESSOR** may have for the collection of any delinquent rents, rents accruing in the future, possession, past, present, or future damages, or any other remedies to which the **Lessor** may be entitled and no delay in the exercise of the option shall be deemed a waiver of **Lessor's** right to exercise same at a later date.

21) The execution of this **Lease** or the performance of any act pursuant to the provisions hereof shall not be deemed or construed to have any relationship between Lessor and Lessee other than solely that of Landlord and tenant.

IN WITNESS WHEREOF, the parties hereto have caused this indenture to be signed on this the ____ day of _____, 2026.

Continental Limited Partnership, Lessor

_____, Lessee