

COMMERCIAL LEASE AGREEMENT

This Commercial Lease Agreement (“Agreement”) is entered into on this 1st day of May, 2026, by and between:

LANDLORD:

Simeon Morales-Ramos and Cristina Perez-Estrella
(collectively referred to as “Landlord”)

and

TENANT:

Casa Mezcal LLC
(referred to as “Tenant”)

1. PREMISES

Landlord hereby leases to Tenant the commercial premises located at:

**170 Highway 89
Alpine, Wyoming 83128**

together with all improvements and appurtenances associated with the property (“Premises”).

2. TERM

This Lease shall begin on May 1st, 2026, and shall continue unless terminated by either party upon thirty (30) days written notice. The term of this Lease shall extend through the current liquor license period and any renewal period unless otherwise terminated.

3. USE OF PREMISES

Tenant shall use the Premises for the operation of a restaurant and related hospitality business, including the sale, service, storage, and consumption of alcoholic beverages pursuant to a Wyoming Restaurant Liquor License and all applicable federal, state, county, and municipal laws and regulations.

Landlord expressly authorizes Tenant to apply for and maintain a Restaurant Liquor License for the Premises.

4. RENT

No monetary rent shall be required under this Agreement.

5. COMPLIANCE WITH LAWS

Tenant agrees to comply with all applicable laws, ordinances, regulations, and requirements relating to the operation of the business and liquor licensing.

6. POSSESSION AND CONTROL

Tenant shall have possession and operational control of the leased Premises during the term of this Agreement for purposes of operating the business and maintaining any required liquor licenses.

7. ENTIRE AGREEMENT

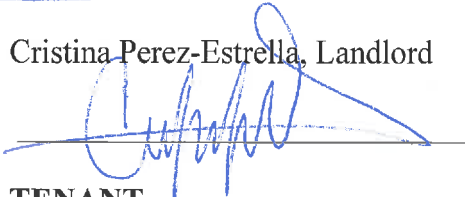
This Agreement contains the entire agreement between the parties and may only be modified in writing signed by both parties.

LANDLORDS

Simeon Morales-Ramos, Landlord




Cristina Perez-Estrella, Landlord



TENANT

CASA MEZCAL LLC

By: 
Simeon Morales-Ramos, Member/Manager