

PARKING LEASE

THIS PARKING LEASE (this "Lease") is made and executed as of November ~~20~~²², 2025 (the "Effective Date"), by and between **AMERICAN DANCE CENTER, INC.**, whose address is 1933 Ridge Road, Homewood, IL 60430 (the "Landlord"), and **SIGNATURE SMILE ARTS, P.C.**, whose address is 18114 Gottschalk Ave, Homewood, IL 60430 (the "Tenant").

1. Leased Premises. Landlord is the owner of the real property located at 1933 Ridge Road, Homewood, IL 60430 (the "Landlord's Property"). Landlord LETS AND LEASES to Tenant, and Tenant HIRES AND LEASES from Landlord, ~~at ten (10)~~ ten (10) of the parking spaces situated within Landlord's Property (the "Leased Premises"), at the rents and under the terms and conditions set forth in this Lease.

2. Use of Leased Premises. Tenant shall use and shall direct its patients to use and occupy the Leased Premises for patient parking, and any related purpose during regular business hours (the "Permitted Use"). The Leased Premises shall not be used in any manner which would violate any law, ordinance, code, rule or regulation applicable to the Leased Premises nor in any way to create any nuisance or trespass. Landlord represents and warrants to Tenant that Landlord is the owner of the fee simple title to the Leased Premises and has full right to lease the same as provided in this Lease, that the Permitted Use is a permitted use and not a permitted special or a nonconforming use under applicable zoning ordinances, and that there are no easements or building or use restrictions applicable to the Leased Premises which would restrict or prevent the Permitted Use.

3. Term of Lease. The term of this Lease shall commence on November ~~21~~²², 2025 (the "Commencement Date") and shall continue until terminated pursuant to the terms hereof.

4. Rent. Beginning on the Commencement Date, Tenant covenants and agrees to pay to Landlord as rent for the Leased Premises an amount equal to One Hundred Dollars (\$100.00) monthly ("Rent") which shall be payable in arrears on the last day of each month during the term of the Lease.

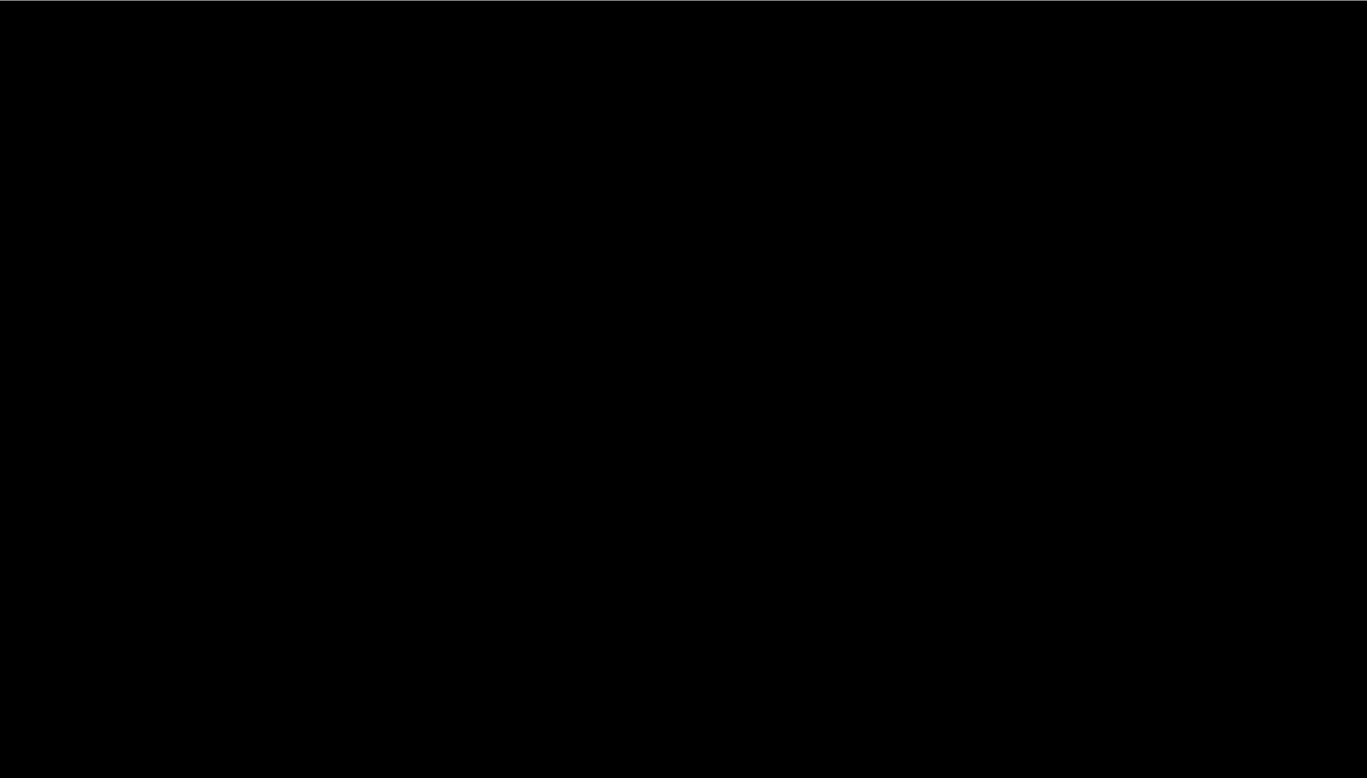
5. Utilities. Landlord shall be responsible for and shall pay all bills and charges for utility services necessary for Tenant's reasonable use and operation of the Leased Premises.

6. Taxes and Special Assessments. Landlord shall pay and discharge all real property taxes and installments of special assessments which may be levied against all or any portion of the Landlord's Property and which first become due and payable during the term of this Lease prior to the same becoming subject to interest or penalties.

7. Environmental Matters. Tenant's use of the Leased Premises shall at all times be in compliance with all applicable federal, state and local environmental laws and regulations ("Environmental Laws"). Landlord represents and warrants that, as of the Commencement Date, the Leased Premises will be in full compliance with all Environmental Laws and Landlord shall indemnify and defend Tenant against and save Tenant harmless from any and all liabilities, obligations, damages, penalties, costs, and expenses, including reasonable attorneys' fees, paid or incurred as a result of the violation of any Environmental Laws by Landlord, its agents, employees or contractors.

8. Defaults and Remedies. In the event any Rent shall not be paid when due and such default continues for ten (10) days after written notice from Landlord or if Tenant shall fail in the performance of any of the other covenant or agreement to be performed by Tenant under the provisions of this Lease and such failure continues for thirty (30) days after written notice from Landlord, Landlord shall have the option to terminate this Lease without notice to Tenant, to re-enter into, and again have and enjoy, the Leased Premises, with or without legal process, and to remove and evict Tenant and any person holding under Tenant from the Leased Premises, all without prejudice to any other remedy available to Landlord for the collection of Rent coming due before or after such termination or the recovery of other damages. However, in the event any failure by Tenant cannot reasonably be cured within the thirty (30) day period set forth in this Paragraph, Tenant shall not be deemed in default so long as Tenant commences such cure within the thirty (30) day period and diligently pursues completion of such cure thereafter.

BY



11. Quiet Enjoyment. On paying the Rent and on performing all of the covenants and agreements on its part to be performed under the provisions of this Lease, Tenant shall peacefully and quietly have, hold and enjoy the Leased Premises for the term of this Lease.

12. Benefit and Obligation. The benefits of this Lease shall accrue to, and the burdens of this Lease shall be the liabilities of, the heirs, personal representatives, successors and assigns of Landlord and Tenant.

13. Notices. All notices required under any provision of this Lease shall be in writing and shall be deemed to be properly served if delivered personally, delivered by a reputable overnight delivery service or sent by certified mail to the party to be notified at its address as stated above or at such other address as each party shall designate in writing delivered to the other party. All mailed notices shall be effective upon mailing.

14. Unenforceability. In the event any covenant, term, provision, obligation, agreement or condition of this Lease is held to be unenforceable, it is mutually agreed and understood, by and between the parties hereto, that the other covenants, terms, provisions, obligations, agreements and conditions herein contained shall remain in full force and effect.

15. Governing Law. This Lease shall be governed by the laws within which the Leased Premises is located.

16. Counterparts. This Lease may be executed in one or more counterparts, and by different parties to this Lease on separate counterparts, each of which shall be deemed as original, but all of which together constitute one and the same document. Faxed signatures, or scanned and electronically transmitted signatures, on this Lease or any notice delivered pursuant to this Lease, shall be deemed to have the same legal effect as original signatures on this Lease.

17. Termination. Notwithstanding anything herein to the contrary, either Landlord or Tenant may terminate this Lease upon two (2) weeks' prior written notice to the other for any reason (or no reason) whatsoever; provided, however, that upon the consummation of a sale of the Landlord's Property, this Lease shall be automatically terminated, with no further action required by either party. Landlord shall provide written notice to

Tenant within five (5) business days following Landlord's execution of any agreement for the sale, lease or assignment of Landlord's property. Upon termination or expiration of this Lease, Tenant shall quit and surrender the Leased Premises in good condition and repair, reasonable wear and tear and damage by fire or other casualty excepted.

18. Miscellaneous. No failure or delay by a party in exercising any right, power or privilege hereunder shall operate as a waiver thereof, nor shall any single or partial exercise thereof preclude any other or further exercise thereof or the exercise of any right, power or privilege hereunder. This Lease may be modified or waived only by a separate writing signed by the parties expressly so modifying or waiving any provision of this Lease. This Lease constitutes the entire agreement between the parties with respect to the subject matter of this Lease and supersedes all earlier agreements and understandings, oral and written, between the parties with respect to the subject matter hereof.

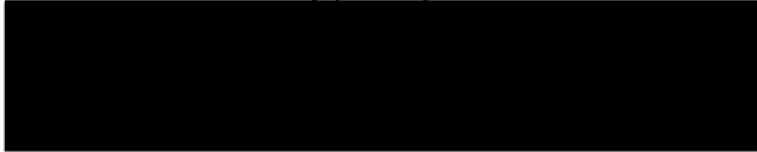
[Signatures on following page(s).]

WHEREOF, Landlord and Tenant have executed this Lease as of the Effective Date.

LANDLORD

AMERICAN DANCE CENTER, INC.

By: Brian Villari
Name: Brian Villari



TENANT

SIGNATURE SMILE ARTS, P.C.

By: AS
Name: Alexander Shore

