

Parking Spaces Lease Agreement

This Parking Spaces Lease Agreement (the "Agreement") is made and entered into on this 27th day of July 2026, by and between First Baptist Church Norman – located at 211 W Comanche St, Norman, OK 73069 in the South Santa Fe Avenue & W Comanche parking lot. (hereinafter referred to as "Lessor"), 211 W Symmes, LLC (hereinafter referred to as "Lessee") an Oklahoma limited liability company – located at 211 W Symmes, Norman, OK 73069, and 101W, LLC (hereinafter referred to as "Interested Party") Distance between the Lessee and Lessor is less than 1,000 feet.

Parking Spaces: Lessor agrees to lease to Lessee and Lessee agrees to lease from Lessor eleven (11) parking spaces located on Lessor's property as will be designated in the south half of Lessor's main parking lot (the "Parking Spaces") as described herein:

- a) As determined by Lessor, these Parking Spaces may be designated specifically or made available generally within the area designated for tenant parking. Lessee's spaces may be relocated at the discretion of Lessor.
- b) There may be days throughout the year Lessor will have need for the entirety of the main lot, including the Lessee's Parking Spaces. These days will be deemed "overflow days" by Lessor, and Lessor may make provision for alternate parking spaces on these "overflow days."
- c) As deemed by Lessor, "overflow days" shall be for large Church or community events, such as staging for the City of Norman's holiday parade, well-attended funerals, or similar events. Lessor will give Lessee a minimum of three (3) days' notice (usually more) of an upcoming "overflow day," as well as communicate the information directly to Lessee's tenants via text message as per current contact information provided by Lessee to Lessor.
- d) The actual time the parking lot needs to be cleared on "overflow days" will be communicated in the notice to both Lessee and Lessee's tenants. If no time is specified, the period shall be the 24 hours commencing at midnight on the designated day.

Parking Permits & Tenant Information: Lessee shall be responsible to provide Lessor with current information of potential tenant parking permit holders including the following: full name; make, model, color, and license plate number of tenant's vehicle; tenant's mobile telephone number and email. It is the responsibility of the Lessee to keep Lessor informed of any changes in tenant's information and to keep the list current. After Lessee provides said information, Lessor will provide Lessee two (2) parking permits to be displayed by tenants given parking privileges by Lessee. Lessee will be responsible for retrieving parking permits at the end of a tenant's rental agreement period and provide them to subsequent tenants at Lessee's discretion.

Terms in Lease: The terms, if any, as written in the addendum to this Agreement shall be made part of the Lessee's rental agreement with each tenant to which Lessee issues a parking permit. Lessee shall provide Lessor with a signed digital copy of each tenant's lease agreement.

JM
Dec 1, 2026 RRA

Term: The term of this Agreement shall commence on ~~July 1, 2026~~ and shall continue for a period of ten (10) years unless earlier terminated in accordance with the terms herein. Lessor or Lessee shall provide notice of expiration, termination, or assignment fifteen (15) days prior to the next monthly rent installment. In the event of termination, the terminating party shall notify the City of Norman of termination concurrently with notice to Lessor or Lessee.

Rent: Initially, Lessee will take over eleven (11) spaces from the existing contract for parking spaces with 101W LLC. Lessee will be responsible for payments made to Interested Party 101W LLC for the remainder of the term ending May 1, 2030.

Upon completion of the initial takeover period, Lessee shall pay to Lessor a graduated rent consisting of a monthly rent of \$100 per space for eleven (11) spaces starting on June 1, 2030 and through year five (5) of this agreement and \$150 monthly rent per space for years' six-ten (6-10) of this agreement. Rent will be paid in monthly installments for the first 24 months, starting on month 25 annual payments shall be made for years 3-10.

In addition, Lessee shall pay to Lessor for each Parking Space leased by lessor an amount equal to the prevailing charge Lessor charges the general public for parking on Lessor's property during special events, including but not limited to OU football game days. Lessor will invoice Lessee separately for these paid parking events. As per the OU football schedule, all game day parking will be invoiced cumulatively in advance or during the football season with payment by Lessee due within ten (10) days of receipt of invoice. Other paid parking days will be invoiced after such event occurs.

Use: Lessee shall use the Parking Spaces solely for the parking of vehicles associated with their tenants' personal vehicles. Commercial vehicles, including but not limited to trucks in excess of one ton, trailers, boats, recreational vehicles and heavy equipment are not allowed. Personal vehicles in a state of disrepair shall not remain in said state for more than thirty (30) days.

Lessee shall not assign, sublease, or otherwise transfer its rights under this Agreement without the prior written consent of Lessor unless transfer is via sale or lease of the entire property at 211 W. Symmes Norman, OK. In the event of Lessee default, the bank holding the loan for 211 W. Symmes shall have the right to assume the loan.

Maintenance and Repairs: Lessor shall be responsible for the maintenance and repairs of the Parking Spaces, including but not limited to lighting, striping, and general upkeep.

Indemnification: Lessee agrees to indemnify, defend, and hold harmless Lessor from and against any and all claims, damages, losses, liabilities, and expenses arising out of or related to Lessee's use of the Parking Spaces.

Insurance: Lessee shall name Lessor as an additional insured of the 211 W. Symmes commercial general liability coverage and shall provide Lessor a certificate of insurance.

Default: In the event of a default by either party under this Agreement, the non-defaulting party shall have the right to terminate this Agreement upon 30 days written notice to the defaulting party.

No Waiver: The failure of either party to enforce any provision of this Agreement or to exercise any right or remedy arising from a default shall not constitute a waiver of such provision, right, remedy, or default, nor shall it prevent the enforcement of such provision or the exercise of such right or remedy with respect to any subsequent or continuing default. Any waiver shall be effective only if made in writing and signed by the party against whom the waiver is asserted.

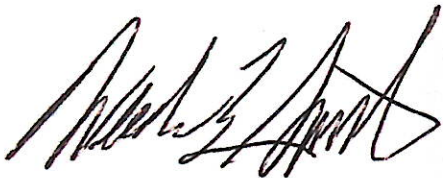
Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the state of Oklahoma.

Execution: This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

First Baptist Church Norman

By:



Wade Smith

Pastor, First Baptist Church Norman

Date: 7/27/26

~~220 W Symmes LLC~~ 211 W Symmes LLC

By:



By:

~~101W, LLC~~

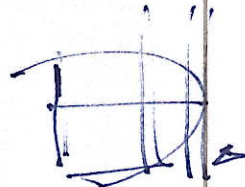
RPA SM
CSO Development Corporation

Peter Petromilli

~~Manager~~

Date:

9.11.26



PRESIDENT

CSO DEVELOPMENT
CORP,

Jefferson Magnus Mangus

~~220 W Symmes LLC~~

211 W Symmes LLC

Date:

8/4/2026

Authorized member, JSC Ventures LLC,
Manager 211 W Symmes LLC

RPA SM