

# COMMERCIAL LEASE AGREEMENT

State of Texas

This Commercial Lease Agreement ("Lease") is made effective as of October 1, 2025, by and between:

Lessor (Landlord): Donald Murchison

Lessee (Tenant): Murchison Spice Company, a Texas Corporation, signed by Cheryl Murchison

## 1. Premises

Landlord leases to Tenant the property located at: 1710 S. Cherry St, Tomball, TX 77375 ("Premises"), including all improvements and appurtenances.

## 2. Term

The Lease shall commence on October 1, 2025, and continue for thirty-six (36) months, ending September 30, 2028, unless terminated earlier according to this Lease.

## 3. Rent

Base Rent: Tenant shall pay \$3,500.00 per month, due on the first day of each month.

Late Fee: If rent is not received within 5 days after the due date, Tenant shall pay a late charge of 5% of monthly rent.

## 4. Security Deposit

Tenant shall deposit \$3,500.00 with Landlord as security for performance of this Lease. Deposit shall be returned within 30 days of lease termination, less any lawful deductions.

## 5. Use of Premises

Premises shall be used only for lawful business operations consistent with Tenant's spice business and not for any illegal or hazardous purpose.

## 6. Utilities & Services

Tenant shall pay for all utilities and services (electricity, water, gas, trash, internet, etc.) used on the Premises.

## 7. Maintenance & Repairs

Tenant: Responsible for keeping interior, fixtures, and equipment in good repair.

Landlord: Responsible for roof, foundation, and structural elements, unless damaged by Tenant's misuse or negligence.

## 8. Improvements & Alterations

Tenant shall not make alterations without prior written consent of Landlord. Any approved improvements shall become property of Landlord at lease termination unless otherwise agreed.

## 9. Insurance & Liability

Tenant shall carry commercial general liability insurance with limits of not less than \$1,000,000 per occurrence, naming Landlord as additional insured. Tenant is responsible for insuring its personal property and business operations.

## 10. Assignment & Subletting

Tenant may not assign this Lease or sublet the Premises without written consent of Landlord.

## 11. Default

If Tenant fails to pay rent or breaches any material term, Landlord may give 10 days' written notice to cure. If uncured, Landlord may terminate this Lease and pursue remedies under Texas law.

## 12. Surrender of Premises

Upon expiration or termination, Tenant shall surrender Premises in good condition, ordinary wear and tear excepted.

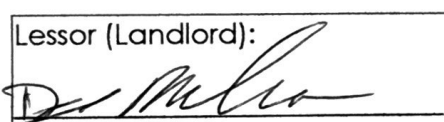
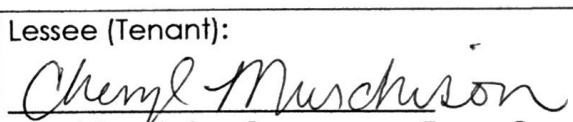
## 13. Governing Law

This Lease shall be governed by the laws of the State of Texas.

## 14. Entire Agreement

This Lease constitutes the entire agreement of the parties and may not be amended except in writing signed by both parties.

IN WITNESS WHEREOF, the parties have executed this Lease as of the Effective Date.

<div>Lessor (Landlord):  Donald Murchison</div>	<div>Lessee (Tenant):  Murchison Spice Company, a Texas Corporation By: Cheryl Murchison, Authorized Signatory</div>
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