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Two- Season Lease Agreement

THIS AGREEMENT, made and entered into by and between **Brandon Jenkins** hereinafter referred to as LESSOR, and ***Jake's Fireworks, Inc.***, hereinafter referred to as LESSEE.

LESSOR, in consideration of the covenants and agreements hereafter made by LESSEE, hereby leases exclusively unto LESSEE on the following described real estate:

4910 AR-5 N.

Bryant, AR. 72022

for the purpose of selling and distributing fireworks for the period of June **20, 2025,** through **July 10th, 2025, and June 20, 2026, through July 10th, 2026**; provided however, LESSEE shall be allowed to erect and remove his equipment on and from the premises within a reasonable period prior to and following the lease period.

LESSEE AGREES:

1. To pay LESSOR, as rent on the above-described premises, will be submitted to our accounting department for Lessor on the 4th June, by direct deposit in the sum of **$5,000.00 .**
2. To operate his business on the leased premises in a lawful manner and in full compliance with applicable laws and regulations.
3. To remove all trash, debris, and rubbish that shall have been caused to be placed thereon by LESSEE'S operations.

In the event the leased premises are annexed to a city where the sale of fireworks is not permitted, or it is in any other way deemed unlawful to sell fireworks on the leased premises this lease will be terminated and rental money returned to the LESSEE.

LESSEE is hereby granted the right of first refusal at this location for the same purpose and period for the year following expiration of this lease.

The agreement and covenants shall extend to the heirs and assigns of each of the parties.

Jake's Fireworks will provide a certificate of insurance on or before June 10th.

IN WITNESS WHEREOF, the parties have executed this lease the day and year first above written.

X DocuSigned by: Brandon Jenkins

X DocuSigned by: Courtney Rakestraw