

# COMMERCIAL LEASE AGREEMENT

THE PARTIES. This Lease Agreement agreed on February 1 2021 is between:

The Lessor is 1 individual(s) known as James McKinnon with a mailing address of 42 Plain st, Rockland, Massachusetts, 02370, hereinafter referred to as the "Lessor."

AND

The Lessee is a business entity known as All State Fence Corp with a mailing address of 103 Grove st APT 310, Rockland, Massachusetts, 02370, hereinafter referred to as the "Lessee."

The Lessor and Lessee hereby agree as follows:

DESCRIPTION OF LEASED PREMISES. The Lessor agrees to lease to the Lessee the following described garage space located at 678 Adam ST, Abington, Massachusetts, 02351.

Hereinafter referred to as the "Premises"

USE OF LEASED PREMISES. The Lessor is leasing the Premises to the Lessee and the Lessee is hereby agreeing to lease the Premises for any legal use allowed in accordance with local, State, and Federal laws.

Any change in use or purpose of the Premises other than as described above shall be upon prior written consent of Lessor only otherwise the Lessee will be considered in default of this Lease Agreement.

TERM OF LEASE. This Lease shall commence on February 1 2021 and expire at Midnight on February 1 2022 (\*Initial Term"). After the lease period, it will be with the basic month-by-month payment

RENT AMOUNT. Payment shall be made by the Lessee to the Lessor in the amount of \$ [REDACTED] 00 for the Initial Term of this Lease Agreement hereinafter referred to as the "Rent."

RENT PAYMENT. The Rent shall be paid under the following instructions:

Rent shall be paid by the Lessee to the Lessor on a per month basis with payment due no later than the 1st of every month

Rent shall be paid by the Lessee to the Lessor's aforementioned mailing address.

RETURNED CHECKS (NSF). If the Lessee attempts to pay Rent with a check that is not deemed valid by a financial institution due to non-sufficient funds, or any other reason for it to be returned, the Lessee will be subject to a fee of \$20 in addition to any late fee.

Lessor: James McKinnon

42 Plain st , Rockland, Massachusetts, 02370

Cell Phone: [REDACTED]-5195

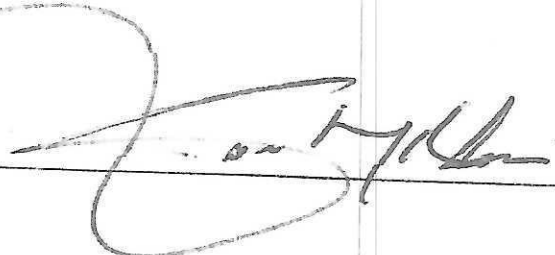
Lessee: All State Fence Corp

103 Grove st APT 310, Rockland, Massachusetts, 02370

Cell Phone: [REDACTED]-3402

Lessor signature

signature: \_\_\_\_\_



date

02/01/2021

James McKinnon

Lessee signature

signature: \_\_\_\_\_



date

02/01/2021

All State Fence Corp

Marcus Martins "President"