

COMMERCIAL LEASE AGREEMENT

This Lease is made on June 1st, 2018 by and between **JACKELINE KELS** hereinafter referred as Landlord and **ALEYDA ISABEL RIVERA and MARISON PIMENTEL**, owners and legal Representatives of "**CEVICHE AVENUE LLC**" Restaurant, hereinafter referred as the Tenants.

1. The Landlord agrees to rent to the tenants the following Property: 101 NE 3rd Hallandale FL 33009, a fully equipped Restaurant, with everything in working condition.
2. The rental payments will be \$2,500 TWO THOUSAND FIVE HUNDRED + Taxes at the current rate of 6% of the value of the rent + Water Sewer and Garbage Service for \$300 THREE HUNDRED per month FOR THE FIRST SIX MONTHS of the lease, which are June, July, August, September, October and November of 2018.
3. Since December 1st, 2018, the monthly payment of the rent will be \$3,000 THREE THOUSAND + Taxes at the current rate of 6% + Water Sewer and Garbage Service for \$300 THREE HUNDRED per month, to the rest of the Lease. The payments will be payable by the first day of each month. If any rental payment is not made within the five (5) days of its due date, the tenants should pay an additional late charge of 5% (five percent) of the rental payment due.
4. The \$300 dollars payment made for Water, Sewer and Garbage recollection service will be paid by the tenants to the Landlord until the water meter new installation is made, then the Tenants will start paying the service to the corresponding Service Provider.
5. The term of the Lease will be from **June 1st, 2018 to May 30th 2021**. If the Tenants are in full compliance with all the terms of this lease at the expiration of the lease, they shall have the option to renew it.
6. The Tenants will pay the Landlord a Security Deposit of \$5000.00 FIVE THOUSAND DOLLARS. This deposit will be held as warranty for the repair of any damage to the property or equipment by the tenants. The deposit will be returned to the tenants within ten (10) days of the termination of this Lease, minus any amounts needed to repair the property, without interest.
7. The Tenants are also paying in advance the Landlord the amount of \$5000 FIVE THOUSAND DOLLARS for the First and Last Month of

Rent Payments.

8. Tenant agrees to use the property only for the purpose of carrying the following on lawful business: RESTAURANT

9. The Landlord agrees that the Tenants may install the equipment and fixtures needed for the purpose to operate the tenant's business and that such equipment and fixtures shall be kept in the property conform to all government codes.

10. The Tenants have inspected the property and have found it satisfactorily for the intended purposes. The Landlord shall be responsible for the repair and upkeep of the exterior of the premises, including the roof, exterior walls, parking areas, landscaping and building foundations. The Tenants shall be responsible for the repair and upkeep of the interior of the property, including all electrical, mechanical, plumbing, heating, cooling or any other system, appliances or equipment on the premises. Tenants agree to maintain the interior of the property and the surrounding outside area in a clean, safe and sanitary manner and not to make any alteration on the premises without the Landlord's written consent. At the termination of this Lease, the Tenants agree to leave the property in the same condition as when it was received, except for the normal wear and tear. The tenants also agree to comply with all the rules, laws, regulations and ordinances affecting the property or the business activities of the tenants.

11. The Tenants shall not sub-lease the property or assign this lease without the Landlord's written consent, which shall not be unreasonable withheld. The tenants agree to allow the Landlord reasonable access to the property for inspection and repairs. The landlord agrees to enter the property only after notifying the Tenant in advance, except in an emergency.

12. If the Tenants fail to pay the rent on time or violate any other term of this Lease, the Landlord will provide written notice of the violation or default, allowing fifteen days to correct the violation or default. If the violation or default is not completely corrected within the time prescribed, the Landlord will have the right to terminate this Lease with ten (10) day notice and in accordance with the state of Law. Upon termination of this Lease, the Tenants agree to surrender possession of the premises. The Landlord will also have the right to re-enter the property and take possession of it, to remove the Tenants and equipment of their possession and to take advantage of any other legal remedy available.

Landlord,


Date



Tenant

5/31/18

Date

MARISS PIMENTEL

Aleyda Rivera 5/31-18

Tenant

Date

Aleyda Rivera