

LEASE AGREEMENT

This Lease Agreement (this "Lease") is dated ___27___ day of ___May___, 2020, and effective as of ___1st___ day of ___June___, 2020, between My Home For Rent, LLC ("Landlord"), and The Refiners House, Inc. ("Tenant"). The parties agree as follows:

PREMISES. Landlord, in consideration of the lease payments provided in this Lease, leases to Tenant that property located at 635 McFarland Road (Tract 1), Alpharetta, GA 30004 (the "Premises"). The property is better described on that survey attached hereto as Exhibit A-1.

TERM. The initial Lease term will begin on the ___1st___ day of ___June___, 2020 and will terminate on the ___31st___ day of ___May___, 2021 ("termination date"). The Tenant shall have an option to extend the lease for two one (1) year terms as set forth below.

LEASE PAYMENTS. Tenant shall pay to Landlord monthly installments of \$2,250.00 payable in advance on the first of every month. It may be hand delivered or mailed to the Landlord by the fifth of every month. Lease payments shall be made to My Home For Rent, LLC, 4265 Hunters Walk Way, Cumming, GA 30028, which address may be changed from time to time as designated in writing by the Landlord. The first month's rent shall be due at Lease signing.

SECURITY DEPOSIT. On execution of this lease, Tenant deposits with Landlord a one Month Security Deposit in the amount of \$2,250.00, receipt of which is acknowledged by Landlord, as security for the faithful performance by Tenant of the terms hereof, to be returned to Tenant, without interest, on the full and faithful performance by Tenant of the provisions hereof. Deposit monies shall be mailed to Tenant within 30 days after a final inspection of facility has been made at Lease termination.

POSSESSION. The Tenant shall be entitled to possession on the first day of the term of the Lease and shall yield possession to Landlord on the last day of the term of this Lease, unless otherwise agreed by both parties in writing. At the expiration of the Lease term, Tenant shall remove its goods and effects and peaceably yield the Premises to Landlord in as good a condition as when delivered to Tenant, ordinary wear and tear excepted.

USE OF PREMISES. Tenant may use the Premises only for religious or charitable activities. The Premises may be used for any other purpose only with the prior written consent of Landlord, which shall not be unreasonably withheld. Tenant shall notify Landlord of any anticipated extended absence from the Premises not later than ten (10) days prior to the extended absence. Tenant may make alterations, improvements, or add fixtures to the Premises but only with the written approval of Landlord, which will not be unreasonably withheld. Any alterations, improvements, or fixtures which may be made, installed, or placed in or about the Premises shall be at the sole cost of Tenant and shall be and become the property of Landlord.

Tenant shall use and occupy the Leased Premises for uses only as permitted by applicable law or ordinance. Tenant shall comply with all requirements of all laws, orders, ordinances, rules and regulations of the Federal, State, county and municipal authorities and with any direction or certificate of occupancy issued pursuant to any law of or by any public officer or officers. Lessee covenants that it will not use or permit to be used any part of the Premises for any unlawful purpose or for any dangerous, noxious or offensive trade or business and will not cause or maintain any nuisance in, at or on the Premises.

STORAGE. Tenant shall be entitled to store items of personal property and equipment in or otherwise on the Premises during the term of this Lease in a reasonably neat fashion. Landlord shall not be liable for loss of or damage to such stored items.

PROPERTY INSURANCE. Tenant shall maintain casualty insurance on the Premises in an amount not less than \$1,000,000.00. Landlord shall be named as an additional insured in such policies. Tenant shall deliver appropriate evidence to Landlord as proof that adequate insurance is in force issued by companies reasonably satisfactory to Landlord. Landlord shall receive advance written notice from the insurer prior to any termination of such insurance policies. Tenant shall also maintain any other insurance which Landlord may reasonably require for the protection of Landlord's interest in the Premises. Tenant is responsible for maintaining casualty insurance on its own property. Tenant acknowledges that should Landlord's insurance premiums ever increase by ten (10%) percent over the prior years' premium, then Landlord shall have the right to terminate this Lease by providing Tenant sixty (60) days of advance written notice of termination.

LIABILITY INSURANCE. Tenant shall maintain liability insurance on the Premises in a total aggregate sum of at least \$1,000,000.00 listing Landlord as an additional insured. Tenant shall deliver appropriate evidence to Landlord as proof that adequate insurance is in force issued by companies reasonably satisfactory to Landlord. Landlord shall receive advance written notice from the insurer prior to any termination of such insurance policies.

EARLY TERMINATION. Either party shall have the right to terminate this Lease upon giving the other party ninety (90) days advanced written notice of termination. Each party acknowledges that all leased terms, including the payment of rent, shall remain in force during the ninety (90) day notice period.

MAINTENANCE. Tenant shall have the responsibility to maintain the Premises in good repair at all times during the term of this Lease. This includes maintaining all buildings and accessory structures and keeping any landscape in good appearance and grassy areas mown. Should Tenant fail to properly maintain the property as set forth herein such services may be provided by Landlord and the cost for such maintenance shall be assessed to Tenant as additional rent.

UTILITIES AND SERVICES. All utilities to the Premises including but not limited to garbage, electricity and gas, water and sewer, cable and security system monthly charges shall be the responsibility of the Tenant from the day of possession or lease start date, whichever occurs first, until Lease termination. Landlord shall have no responsibility to connect utilities for the Resident.

PERMITS AND LICENSES. The Tenant will maintain all applicable permits and business licenses.

TAXES. Taxes attributable to the Premises or the use of the Premises shall be allocated as follows:

REAL ESTATE TAXES. Landlord shall pay all real estate taxes and assessments for the Premises.

PERSONAL TAXES. Tenant shall pay all personal taxes and any other charges which may be levied against the Premises and which are attributable to Tenant's use of the Premises, along with all sales and/or use taxes (if any) that may be due in connection with lease payments.

TERMINATION UPON SALE OF PREMISES. In the event the Landlord were to sell the Premises, the sale would be subject to this Lease and the Landlord will assign its rights and obligations under this Lease to the new owner.

DEFAULTS & REMEDIES:

a. The following events shall be deemed to be events of default by Tenant under this Lease ("Event(s) of Default"):

i. Tenant shall fail to pay any installment of monthly rental, additional monthly rental or any other charge or assessment against Tenant pursuant to the terms of this Lease within five (5) days after the date when due;

ii. Tenant shall fail to comply with any term, provision, covenant or warranty made under this Lease by Tenant, other than the payment of monthly rental or additional monthly rental or any other charge or assessment payable by Tenant, and shall not cure such failure within fifteen (15) days after notice thereof to Tenant;

iii. Tenant or any guarantor of this Lease shall become insolvent, or shall make a transfer in fraud of creditors or shall make an assignment for the benefit of creditors;

iv. Tenant or any guarantor of this Lease shall file a petition under any Section or Chapter of the National Bankruptcy Act, as amended, or under any similar law or statute of the United States or any State, or there shall be filed against the Tenant or any guarantor of this Lease a petition in bankruptcy or insolvency or a similar proceeding, or Tenant or any guarantor shall be adjudicated bankrupt or insolvent in proceedings filed against Tenant or any Lease guarantor;

v. A receiver or trustee shall be appointed for the Premises or for all or substantially all of the assets of Tenant or any guarantor of this Lease;

vi. Tenant shall abandon or vacate all or any portion of the Premises or fail to take possession as provided in this Lease;

vii. Tenant shall do or permit to be done anything which creates a lien upon the Premises;

viii. Tenant or invitees of Tenant shall do or permit to be done any unlawful act on the Premises.

b. Upon the occurrence of any Event of Default, Landlord shall have the option to pursue any one or more of the following remedies without any notice or demand whatsoever:

i. Terminate this Lease, in which event Tenant shall immediately surrender the Premises to Landlord and, if Tenant fails to do so, Landlord may, without prejudice to any other remedy which it may have for possession or arrearages in rent, enter upon and take possession of the Premises and expel or remove Tenant and any other person who may be occupying said Premises or any part thereof, without being liable for prosecution or for

any claim of damages, Tenant hereby agreeing to pay to Landlord, on demand, the amount of all loss and damage which Landlord may suffer by reason of such termination, whether through inability to release the Premises on satisfactory terms or otherwise;

ii. Enter upon and take possession of the Premises and expel or remove Tenant and any other person who may be occupying said Premises or any part thereof, without being liable for prosecution or for any claim for damages, and if Landlord so elects, release the Premises on such terms as Landlord may deem advisable and receive the rent, Tenant hereby agreeing to pay to Landlord, on demand, any deficiency that may arise by reason of such releasing;

iii. Enter upon the Premises without being liable for prosecution or for any claim of damages, and do whatever Tenant is obligated to do under the terms of this Lease, and Tenant agrees to reimburse Landlord, on demand, for any expenses, including, without limitation, reasonable attorneys' fees, which Landlord may incur in thus effecting compliance with Tenant's obligations under this Lease, and Tenant further agrees that Landlord shall not be liable for any damages resulting to Tenant for such action, whether caused by the negligence of Landlord or otherwise.

c. Pursuit by Landlord of any of the above remedies shall not preclude pursuit of any other remedy provided in this Lease or any other remedy provided by law or at equity, nor shall pursuit by Landlord of any remedy in this Lease constitute:

i. An election of remedies thereby excluding the later election for an alternate remedy; or

ii. Forfeiture or waiver of any monthly rental, additional monthly rental or other charges and assessments payable by Tenant and due to Landlord or of any damages accruing to Landlord by reason of the violation of any of the terms, covenants, warranties and provisions of this Lease. No action taken by or on behalf of Landlord shall be construed to be an acceptance or a surrender of this Lease. Forbearance by Landlord to enforce one or more of the remedies provided upon an Event of Default shall not be deemed or construed to constitute a waiver of such default. In determining the amount of loss or damage which Landlord may suffer by reason of termination of this Lease or the deficiency arising by reason of any releasing of the Premises by Landlord as above provided, allowance shall be made for expense of repossession and any repairs or remodeling undertaken by Landlord following repossession. Tenant agrees to pay to Landlord all costs and expenses incurred by Landlord in the enforcement of this Lease, including reasonable attorney's fees where attorneys are employed by Landlord to effect collection of any sums due hereunder or to enforce any right or remedy of Landlord.

d. Tenant hereby appoints as its agent to receive service or notices of all dispossessory or distress proceedings, the person in charge of the Premises at that time. If no person is then in charge of the Premises, then such service or notice may be made by attaching same to the entrance of the Premises, provided that copy of such service, proceedings or notices, shall be mailed to Tenant at the address as indicated below.

LATE PAYMENTS. For each payment that is not paid within 5 days after its due date, Tenant shall pay a late fee equal to 10.00 % of the required payment.

CUMULATIVE RIGHTS. The rights of the parties under this Lease are cumulative and shall not be construed as exclusive unless otherwise required by law.

NON-SUFFICIENT FUNDS. Tenant shall be charged \$50.00 for each check that is returned to Landlord for lack of sufficient funds.

ACCESS BY LANDLORD TO PREMISES. Subject to Tenant's consent (which shall not be unreasonably withheld), Landlord shall have the right to enter the Premises to make inspections, provide necessary services, or show the Premises to prospective buyers, mortgagees, tenants or workers. However, Landlord does not assume any liability for the care or supervision of the Premises. As provided by law, in the case of an emergency, Landlord may enter the Premises without Tenant's consent. Any time during the Lease term Landlord may actively market the sale of the property and may show the Premises to prospective purchasers upon 24-hour notice to Tenant. Further, during the last ninety (90) days of the Lease term, or any extension thereof, Landlord may place a "for rent" sign on the Premises and show the Premises to prospective renters.

INDEMNITY REGARDING USE OF PREMISES. To the extent permitted by law, Tenant agrees to indemnify, hold harmless, and defend Landlord from and against any and all losses, claims, liabilities, and expenses, including reasonable attorney fees, if any, which Landlord may suffer or incur in connection with Tenant's possession, use or misuse of the Premises, except Landlord's act or its gross negligence.

Landlord has never occupied the Premises and has limited knowledge of its condition making it impracticable and virtually impossible for Landlord to list and/or to physically show Tenant each and every potential hazard on the property, and Tenant enters onto said property despite same and at Tenant's own risk and without liability to Landlord, employees, assignees and heirs. Tenant takes the property "AS-IS" with all faults, and Landlord does not warrant the property for any particular use.

Tenant agrees to forever release, defend, indemnify, and hold harmless Landlord, its employees, assignees and heirs, from and against any and all liability, claims, fines, settlements, damages, demands, suits or causes of action of whatsoever nature, including but not limited to reasonable attorney's fees, arising out of bodily injury to, illness or death of any person, including Tenant, guests or invitees of Tenant or other persons, damage to property of any person, legal entity, or third party, in any occurrence incident to or arising out of or relating to this Lease or any activities occurring upon the Premises, whether by Tenant or otherwise; the performance or nonperformance by Tenant of its obligations hereunder; a breach of any term, provision or warranty contained in this Lease; or any violation of any laws, regulations or ordinances related to Tenant's obligations or performance hereunder.

DANGEROUS MATERIALS. Tenant shall not keep or have on the Premises any article or thing of a dangerous, flammable, or explosive character that might substantially increase the danger of fire on the Premises, or that might be considered hazardous by a responsible insurance company, unless the prior written consent of Landlord is obtained and proof of adequate insurance protection is provided by Tenant to Landlord.

COMPLIANCE WITH REGULATIONS. Tenant shall promptly comply with all laws, ordinances, requirements and regulations of the federal, state, county, municipal and other authorities, and the fire insurance underwriters. However, Tenant shall not by this provision be required to make alterations to the exterior of the building or alterations of a structural nature.

MECHANICS LIENS. Neither the Tenant nor anyone claiming through the Tenant shall have the right to file mechanics liens or any other kind of lien on the Premises and the filing of this Lease constitutes notice that such liens are invalid. Further, Tenant agrees to (1) give actual advance notice to any contractors, subcontractors or suppliers of goods, labor, or services that such liens will not be valid, and (2) take whatever additional steps that are necessary in order to keep the premises free of all liens resulting from construction done by or for the Tenant.

SUBORDINATION OF LEASE. This Lease is subordinate to any mortgage that now exists, or may be given later by Landlord, with respect the Premises.

ASSIGNABILITY/SUBLETTING. Tenant may not assign or sublease any interest in the Premises, nor effect a change in the majority ownership of the Tenant (from the ownership existing at the inception of this Lease), nor assign, mortgage or pledge this Lease, without the prior written consent of Landlord, which shall not be unreasonably withheld.

RENEWAL. The Tenant has the option of renewing the lease for an additional one (1) year term at the monthly lease amount of \$2,750.00. If the Tenant wishes to exercise this option it must do so in writing to the Landlord at least ninety (90) days prior to the termination date. The Tenant shall also have the option of renewing the lease for a third year at the monthly lease amount of \$3,250.00. If the Tenant wishes to exercise this option it must do so in writing to the Landlord at least ninety (90) days prior to the second year's lease termination date. Should the Tenant exercise its option to renew the lease, the Landlord may require Tenant to provide six (6) months of bank statements, and may deny any renewal if the Tenant fails to demonstrate the financial ability to continue the lease. The terms of this Agreement shall apply to any renewal period.

RIGHT OF FIRST REFUSAL. Parties acknowledge that Landlord shall at all times have the right and ability to market the property for sale. In the event Landlord receives an acceptable arm's length offer to purchase the property, the Tenant shall have the right to purchase the property from Landlord on the same terms as contained within the unaccepted offer.

NOTICE. Notices under this Lease shall not be deemed valid unless given or served in writing and forwarded by mail, postage prepaid, addressed as follows:

LANDLORD:
My Home For Rent, LLC
4265 Hunters Walk Way
Cumming, GA 30028

TENANT:
Katrina Harris
The Refiners House, Inc.
50 Gladwyne Ridge Drive

Alpharetta, GA 30004

Such addresses may be changed from time to time by either party by providing written notice as set forth above. Notices mailed in accordance with the above provisions shall be deemed received on the third day after posting. This lease and any amendments or renewals thereto may be executed electronically.

GOVERNING LAW. This Lease shall be construed in accordance with the laws of the State of Georgia.

ENTIRE AGREEMENT/AMENDMENT. This Lease Agreement contains the entire agreement of the parties and there are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of this Lease. This Lease may only be modified or amended in writing, if the writing is signed by the party obligated under the amendment.

SEVERABILITY. If any portion of this Lease shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Lease is invalid or unenforceable, but that by limiting such provision, it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

WAIVER. The failure of either party to enforce any provisions of this Lease shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Lease.

BINDING EFFECT. The provisions of this Lease shall be binding upon and inure to the benefit of both parties and their respective legal representatives, successors and assigns.

Signed as of the date indicated below by:

Landlord: My Home For Rent, LLC

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 By: Steven Nace Date
 Its: Member/Manager

Tenant: The Refiners House, Inc.

DocuSigned by:

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 By: Katrina Harris Date

Exhibit A-1

