

(original)

## STORE LEASE

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LEASE dated APRIL 8, 2014, between ~~MA~~ ~~NTS. LLC~~ having a place of business at 12 Saint Marks Place Suite 2F NYC ("Landlord"), and Pure Organic Cleaners, a New York LLC having a place of business at 518 E 6th St (WAT store) ("Tenant").

## WITNESSETH:

1. **Demise of Premises, Term and Rent and Additional Rent.** Landlord does hereby lease and demise to Tenant, and Tenant does hereby hire and take from Landlord, subject to any ground leases and/or underlying leases and/or mortgages as hereinafter provided, and upon and subject to the covenants, agreements, term, provisions and conditions of this Lease for the term hereinafter stated, store west 518 E 6th street (the "Building"), together with all fixtures, equipment, improvements, installations and appurtenances which at the commencement of or during the term of this Lease are thereto attached (except items not deemed to be included therein and removable by Tenant as provided in Article 4 of this Lease) are hereinafter called the "Premises", and the plot of land on which the Building has been constructed is hereinafter called the "Land". The Land, Premises and Building are collectively referred to as the "Property."

• **Term.** The term of this Lease shall commence on 6/1/14 (the "Commencement Date") (subject to postponement of said specific date as provided in Article 2 hereof) or on such earlier date as Tenant shall occupy the Premises or any part thereof with the consent of Landlord for the purpose of carrying on the normal functions of Tenant's business (such date for the commencement of the term hereof being hereinafter called the "Commencement Date") and shall end on 5/30/19 or shall end on such earlier date upon which said term may expire or be terminated pursuant to any of the conditions of limitation or other provisions of this Lease or pursuant to law (the "Lease Term"). ( term 5 years)

• **Rent.** The rent reserved under this Lease for the term hereof shall be and consist of the following fixed rent (the "Rent"), namely:

- \$36,000.00 annually payable at the rate of \$3000.00 per month commencing 6/1 2014 through 5/30 2015;
- \$37,440.00 annually payable at the rate of \$3120.00 per month commencing 6/1 2015 through 5/30 2016;
- \$38,937.00 annually payable at the rate of \$3244.80 per month commencing 6/1 2016 through 5/30 2017.

5/4/14 Paid By ck. 3 Months Security + June's Rent 9000.00 + 3000.00 = 12000.00