

EXTENSION OF COMMERCIAL LEASE

CONCERNING THE COMMERCIAL LEASE OF THE PROPERTY at 3225 West Slaughter Lane, Austin, Texas 78748. Between Sergio J. and Guadalupe M. Tristan (landlord) Mrs. Teresa Faller - Greenhaw (Tenant):

The monthly agreed rent schedule is as follows:

\$6,000.00 (six - thousand dollars and 00/100) Effective June 1, 2025 and ends on May 31, 2026

If the rent is not paid in full by the ^{15th} of each month it will be a late charge of \$20.00 and if you don't pay by the 15 of the month there will be a 10% late charge.

Guadalupe M. Tristan 4/2/2025

LANDLORD

DATE

Teresa Faller - Greenhaw 6/3/25

TENANT

DATE

Commercial Lease Agreement

This Commercial Lease Agreement is made between the Landlord S&G TRISTAN RENTAL PROPERTIES, LLC and the Tenant DOUBLETREE RESIDENTIAL SERVICE on this date 28 August 2015.

The Landlord makes available for lease a portion of the Building designated as the Premises, described as follows:

Street Address: 10007 Rocking Horse Rd. *Austin, TX 78748*

Premises Description: Residence, with 3 Bedrooms, 2 Bath, 2 car garage.

The Landlord hereby agrees to rent the Premises to Tenant and the Tenant hereby agrees to rent the Premises from the Landlord.

1. TERM:

The lease term begin on September 1, 2015 and end on 31 August, 2020 for a total period of 60 months.

The Tenant shall have the right to renew the Lease for one extended term of 5 years. If the Tenant chooses to extend the Lease, he/she has to give a written notice to the Landlord 90 days before the initial Lease term expires. If the Lease is renewed, it shall bear the same terms, conditions and provisions contained in this commercial lease agreement.

2. RENT:

For the initial Lease term, the Tenant agrees to pay the Landlord \$ 96,000.00, in installments 1,500.00 per month as rent on or before the 10th day of each month, for the first 12 months, and an increase of \$ 50.00 from the 13th to the 24th month, to \$1,550.00 and an equal increase every 12 months to, \$1,600.00 on the third year, \$1,650.00 for the fourth year and the fifth year \$ 1,700.00 per month.

For the renewed Lease term, if any, the Tenant agrees to be negotiated upon renewal.

If rent due is not paid on or before the 10th day of the month, Tenant agrees to pay a late charge of \$ 50.00 plus an additional late charge of \$ 15.00 USD per day until the rent is paid in full.

3. SECURITY DEPOSIT:

The Tenant shall deposit an amount of \$ 1,700.00 to be held by the Landlord as security deposit. The Landlord shall have the right to make deductions from the security deposit for the default of rent payment and to make good on any Lease term default by the Tenant.

4. PROHIBITED USES:

The Tenant shall not use the Premises for storing, manufacturing or selling any explosives, flammables or

other inherently dangerous substance, chemical, device or item.

5. SUBLET AND ASSIGNMENT:

The Tenant shall have the right without the Landlord's consent, to assign this Lease to a business with which the Tenant may merge or consolidate, to any subsidiary of the Tenant, to any corporation under common control with the Tenant, or to a purchaser of substantially all of the Tenant's assets.

Except as set forth above, the Tenant may not sublet this Property or assign this Lease to any other persons without the written consent of the Landlord.

6. REPAIRS AND MAINTENANCE:

The Tenant shall make all necessary repairs to the Premises at his/her expense during the Lease term. This includes repairing all defects and faults at any part of the Premises due to damage or tear and wear.

7. ALTERATIONS:

The Tenant shall have the right to redecorate, remodel, make additions, improvements and replacements to any or all parts of the Premises during the Lease term, provided that the such alterations shall neither impair the structural soundness or diminish the value of the Premises. No structural alterations or additions are to be made to the Premises without the Landlord's consent.

8. RIGHT TO ENTER PREMISES:

The Landlord shall have the right to enter the Premises at reasonable hours to inspect the Premises, provided that the Landlord does not unreasonably impair the Tenant's business on the Premises.

9. PARKING:

The Tenant shall have the exclusive use of parking space, their guests and invitees during the Lease term. The Landlord reserves the right to designate parking areas for the Tenant and his/her agents and employees.

10. INSURANCE:

If the Premises is damaged by fire or other casualty due to an act of negligence by the Tenant or his/her agents, employees or invitees, rent shall not be diminished or disrupted while such damage is under repair. The Tenant shall also be responsible for any repair cost not covered by insurance.

The Landlord shall maintain fire and extended insurance coverage on the Premises and Building. The Tenant shall be responsible for fire and extended insurance coverage on all of his/her personal property in the Premises.

11. DAMAGE OR DESTRUCTION:

If an act of God or other casualty renders the Premises unusable for the Tenant's purposes, the Tenant shall have the right to terminate this Lease within 30 days of such damage. Rent payments shall be prorated as of the date of Lease termination.

12. DEFAULT:

The Tenant will be in default of this commercial lease agreement if he/she

1. fails to pay the full rent when due on at least 2 occasions or
2. fails to fulfill any term or condition of this Lease and such default continues for 60 days after the Landlord has given notice of it to the Tenant or
3. causes a lien to file against the Premises and such lien is not removed within 30 days of recordation

If the Tenant is in default, the Landlord shall have the right to terminate this commercial lease agreement by giving the Tenant a 30 day notice in writing.

13. ADDITIONAL TERMS AND CONDITIONS:

Landlord Name: GUADALUPE M. TRISTAN

Landlord Signature: Guadalupe M. Tristan

Landlord Address: 19587 Vilas Road, Holland, Texas

Date: 8/28/2015

Tenant Name: Doubletree Res.

Tenant Signature: Deey Hamine

Tenant Address: 325 W. Slaughter Ln. Austin, Tx. Date: 8/28/15