

VACANT LOT LEASE

THIS AGREEMENT (“AGREEMENT”) entered into this 27th day of February 2026 between 305 BRINY AVENUE, L.P., a Delaware limited partnership, represented by its General Partner, 305 BRINY AVENUE INC., a Delaware Corporation, hereinafter called the “Lessor”, party of the first part, and TSATAS ACQUISITIONS, LLC, a Florida limited liability company, hereinafter called the “Lessee”, party of the second part:

WITNESSETH, that in consideration of the mutual covenants herein contained and other good and valuable consideration, the Lessor hereby leases to the Lessee, its successors and assigns, the demised vacant lot, with the legal description:

“Lots 5, 6, 7, 8 & 9, less the South 5 feet thereof, also less the West 5 feet of Lot 9, together with Lots 10, 11, 12 and 13, less the North 5 feet thereof, and also less the West 5 feet of Lot 10, all in Block 8, Pompano Beach Blount Bros. Realty Co.'s Subdivision, according to the plat thereof as recorded in Plat Book 2, Page 43, Public Records of Broward County Florida.”

as more clearly defined in the highlighted section of the survey attached hereto as Schedule “A”, to be used as a parking lot, bearing civic address:

3300 SE 1st Street, Pompano Beach, Florida 33062
(the “Premises”)

1. Effective Date. The Term shall commence on March 1, 2026 (the “Effective Date”).
2. Term. To have and to hold said demised premises with all appurtenances thereto, unto Lessee, for the term of THREE (3) year commencing on the Effective Date and terminating on the last day of February 2029, herein defined (the “Term”).
3. Rent. During the Extended Term of the Lease, the Lessee shall pay to Lessor a rental of Twelve Thousand Dollars (\$12,000.00) per annum, in monthly installments of One Thousand Dollars (\$1,000.00), plus applicable sales tax, as adjusted herein, payable on the first of each month;
4. Use. The Lessee shall use the vacant lot for a parking lot.
5. Maintenance & Upkeep. The Lessee shall be responsible to upkeep the Premises, including and not limited to the landscaping, cutting of grass, repairs to fences and all barriers;

6. Insurance. From and after the Effective Date, the Lessee shall provide, at its own expense, the following insurance coverages in respect of the Premises:

Public liability and property damage insurance in the amount of One Million Dollars (\$1,000,000.00) combined single limit (bodily injury and property damage);

Lessee shall, within thirty (30) days of written request from the Lessor, provide the Lessor a certificate showing insurance coverages to be in full force and effect.

From and after the Effective Date, the Lessee shall protect, indemnify and save harmless the Lessor from and against any and all liability to third parties incurred by any act or omission of the Lessee, or any of its agents, servants, invitees, contractors, or employees, in on, or about the Premises and shall use its best efforts to obtain a waiver of subrogation in favor of the Lessor under any fire and extended coverage insurance taken out by the Lessee.

7. Severability. If any part, section, phrase or term of this Agreement be deemed invalid, by operation of law or otherwise, it is the intention of the parties hereto that the remaining parts, sections, phrases and/or terms stand and continue in effect, to carry out the intent and purposes of the parties to this Agreement, to the extent permitted by the laws of the State of Florida.

8. Binding Effect. This Agreement shall bind the Lessor and his heirs, legal representatives, assigns or successors, and the assigns, legal representatives or successors as the case may be, of the Lessee.

9. Time is of the Essence. It is understood and agreed between the parties hereto that time is of the essence of this Agreement and this applies to all terms and conditions contained herein.

10. Notice. It is understood and agreed between the parties hereto that written notice mailed or delivered to the premises leased hereunder shall constitute sufficient notice to the Lessee and written notice mailed or delivered to the office of the Lessor shall constitute sufficient notice to the Lessor, to comply with the terms of this contract. For purposes of notice, the addresses of the parties shall, until changed in writing, to be as follows:

Lessor: 305 Briney Ave., LP
1830 Chomedey Blvd.
Laval, Quebec
Canada
H7T 2W3

Lessee: Tsatas Acquisitions, LLC
1830 Chomedey Blvd.
Laval, Quebec
Canada
H7T 2W3

11. Brokers. There are no brokers or commissions to be paid in regard to this Lease.

12. Force Majeure. Lessor and Lessee shall be excused for the period of any delay in the performance of any obligations hereunder when prevented from doing so by cause or causes beyond Lessor's or Lessee's absolute control which shall include, without limitation, all labor disputes, civil commotion, civil disorder, riot, civil disturbance, war, war-like operations, invasion, rebellion, hostilities, military or usurped power, sabotage, governmental regulations, orders, moratoriums or controls, fire or other casualty, inability to obtain any material, services or financing or Acts of God.

13. Headings. The headings used here are for convenience only and do not limit the contents of this Lease.

14. Entire Agreement. The foregoing constitutes the entire agreement between the parties and may be modified only by a writing signed by both parties.

15. Applicable Law. This Lease shall be construed in accordance with the laws of the State of Florida. Venue shall be exclusively in Palm Beach County, Florida.

16. Third Party Beneficiary. There are no intended or gratuitous third party beneficiaries of this Agreement.

WAIVER OF THE RIGHT TO TRIAL BY JURY: LESSOR AND LESSEE HEREBY KNOWINGLY AND INTENTIONALLY WAIVE THE RIGHT TO TRIAL BY JURY IN ANY ACTION OR PROCEEDING THAT LESSOR OR LESSEE MAY HERINAFTER INSTITUTE AGAINST EACH OTHER WITH RESPECT TO ANY MATTER ARISING OUT OF OR RELATED TO THIS LEASE OR THE LEASED PREMISES.

IN WITNESS WHEREOF, the parties hereto have hereunto executed this instrument for the purpose herein expressed, the day and year above written.

Signed, sealed and delivered
in the presence of:

LESSOR:

305 BRINY AVENUE INC

By: _____
Name: Efstathios Tsatas
Title: Director

LESSEE:

TSATAS ACQUISITIONS, LLC.

By: _____
Name: Nicolas Tsatas
Title: Director

