

LEASE

THIS LEASE, made this ____ day of _____, _____ between Clarence R. Lambe, Jr., party of the first part, hereinafter called Lessor or Landlord, and _____, Party of the second part, hereinafter called the Lessee or Tenant:

WITNESSETH: Lessor does hereby lease and rent unto Lessee, and Lessee does hereby take as tenant under the Lessor the office located at Suite _____, (INSERT BUILDING ADDRESS HERE), in the City of Winston-Salem, County of Forsyth and State of North Carolina, to be used by Lessee beginning _____ and ending _____ inclusive.

IN CONSIDERATION WHEREOF, and of the covenants hereinafter expressed, it is covenanted and agreed as follows:

1. From _____ until _____, Lessee agrees to pay in advance \$ _____ per month as rent for said premises. After the initial _____ year term of this lease, rent shall increase 3% annually. Rent shall be paid to Lessor at P.O. Box 1785, Kernersville, NC 27285.

2. Lessee shall not permit any unlawful or immoral practice to be committed on the premises, or to so occupy the premises as to constitute a nuisance.

3. Lessee shall not have the right or power to sublet the premises or any part thereof or to transfer or assign this lease without the written consent of Lessor.

4. This lease shall automatically renew for one-year periods unless either party gives the other party 60 days written notice of its intention to terminate this lease.

5. During the period of this tenancy Lessee agrees to maintain this property in as good a condition as he finds it, reasonable wear and tear excepted; and will have repaired, at his expense any damage, done to the water, gas, and electrical fixtures, replace all broken glass, keep sinks, lavatories, commodes, and sewer lines open; repair any plumbing or heating equipment that may be damaged by his negligence; and replace all lost and broken keys.

6. Lessee shall permit Lessor to inspect property, display "FOR SALE" or "RENT" signs and to show property to prospective purchasers or tenants.

7. Lessee agrees upon vacating, to see that the property is cleaned and all trash or other refuse is removed from the premises, that doors and windows are properly locked or fastened, and that the key is returned to the Lessor.

8. Lessee agrees that if the premises is abandoned or becomes vacant during the term of this contract, or if the tenant fails to pay rent when due, or violates any other provision of this contract, or becomes insolvent or bankrupt, The Lessor shall have the right, without notice or demand, to immediately annul and terminate this contract, re-enter and take possession of the premises, and shall have the right, immediately upon any breach of this contract by the Lessee, to place a "FOR RENT" sign on the premises.

9. The Rent shall be due and payable on the first day of each month, any payment made after the fifth day of the month will be subject to a late payment penalty equal to five percent of the outstanding monthly rent payment.

10. No signage shall be permitted without the written approval of the lessor.

11. The Parties agree that time is and shall be considered of the essence of this contract and also of any tenancy from period to period which might arise at the expiration of the term.

12. The Lessor shall provide reasonable electrical, heating and cooling, water & sewer, and janitorial services to the premises at lessor's expense. Lessor shall also provide a wireless Internet network connection for lessee's use.

13. Lessee shall maintain its own liability and property damage insurance in an amount sufficient to cover any reasonably anticipated losses. Lessee shall not be obligated to pay any property taxes or hazard insurance other than coverage for the leased premises.

14. Lessee agrees to abide by the existing Rules and Regulations attached as Exhibit "A" or as they may be reasonably modified.

15. Lessor shall require a security deposit of \$_____, which may, in the discretion of either the Lessor or the agent, be deposited in an interest-bearing account with a bank or savings institution. Any interest earned upon the security deposit, whether the security deposit is deposited in a trust account or held otherwise, shall accrue for the benefit of, and shall be paid to the Lessor or as the Lessor directs, such interest, if any may be withdrawn by the Lessor or agent from such account as it accrues as often as is permitted by the terms of the account. Lessor shall refund the Lessee the amount of the deposit LESS any amount need to pay the cost of: unpaid rent, damage to the Premises in excess of normal wear and tear, charges for late payments or returned checks, cleaning the Premises if not properly done by Lessee, re-renting the Premises after a breach by Lessee, any damages and/or court costs incurred by Lessor as a result of a breach of this Lease Agreement by Lessee.

16. IN WITNESS WHEREOF, the parties hereto have hereunto set their signatures and seals, the day and year first above written.

LESSEE:

LESSOR:

Clarence R. Lambe, Jr.

Exhibit "A"

Rules and Regulations

**North Point ExSuites First @ North Point ExSuites Hanes Mill ExSuites
Winston-Salem, NC**

Please be considerate of your neighbors regarding noise and avoid congregating in the common halls that serve the premises.

PLEASE KEEP THE DOOR TO YOUR OFFICE CLOSED WHILE USING THE PHONE AND SPEAKERPHONE USE IS PROHIBITED.

All children must be accompanied and supervised by an adult at all times and must remain seated in the common area waiting room or the tenant's office.

Please clean up after yourself in the kitchen and the conference room by washing any dishware, wiping off the countertop and table, and by placing all waste in the trash receptacle. Food left in the refrigerator may be disposed of on each Friday evening.

If after 6pm Monday through Friday or at anytime on Saturday or Sunday, please secure the space by making sure all entrance doors are locked when you leave.

Do not place trash anywhere other than in your office. If you have more than will fit in your trashcan, please take it to the dumpster located in the rear parking lot.

When using any area outside your office please remove any of your property or materials after you have finished. Janitorial staff has been directed to dispose of any items left in the common areas including the reception area, kitchen and conference room.

Please do not use space heaters in your suite; they interfere with thermostats that control temperature in neighboring suites. We attempt to maintain temperatures between 68 and 74 degrees depending on the season. Please let us know if your office temperatures are outside of these parameters.

All electrical devices must be plugged directly into a wall mounted electrical outlet or a ground fault power strip. No extension cords may be used by order of the Winston-Salem Fire Marshall.

Conference Room reservations are made via Google Calendar, accordingly, you will need to provide Lessor with a Gmail email address in order to reserve the Conference Room.

Thank you for your cooperation.

Accepted by: _____