

## 2929 SPRING GROVE LEASE AGREEMENT

STATE OF OHIO, COUNTY OF HAMILTON

THIS LEASE AGREEMENT is made and entered into this day of DECEMBER 1, 2011 by and between the Lessor and Lessee hereinafter named.

The following Definitions and Basic Provisions shall be construed in conjunction with and limited by the reference

(a) "Lessor":

GARDEN STREET INC.

(b) "Lessee":

SAD BEE / DBA HIVE 13  
C/O CRAIG SMITH 513-324-8606 (C)  
agent.craig@gmail.com

(c) "Premises": approximately 3500 square feet on floor 1,

commonly known as UNIT 112, MIDDLE WAREHOUSE SPACE located at  
2929 Spring Grove Ave, Cincinnati OH 45225.

(d) "Lease Term": a period of 12 months commencing on

DECEMBER 1, 2011 and ending on NOVEMBER 30, 2012

(e) 2011-2012 "Base Monthly Rent": the sum of \$ 800.00

(f) "Utility Monthly Rate": the sum of \$ 350.00

(g) "Total Aggregate Monthly Rent": the sum of \$ 1150.00 due and payable on or before the first day of each calendar month, payable to Garden Street, 2815 Spring Grove Ave., Cincinnati, OH 45225.

(h) "Prepaid Rental": \$ — representing payment of the Base Monthly Rent for the first month of the Lease Term

(i) "Security Deposit": \$ 1150.00 - PER 2009



(j) "Permitted Use": GENERAL MEETING / WORKSHOP USAGE

\* NO SMOKING INSIDE PREMISES \*

GRANTING CLAUSE: In consideration of the obligation of Lessee to pay rent as herein provided and in consideration of the other terms, covenants, and conditions hereof, Lessor hereby demises and leases to Lessee, and Lessee hereby takes from Lessor, the Premises for the Lease Term specified upon the terms, covenants, and conditions set forth in this Lease. This Lease is conditioned upon faithful performance by Lessee of the following agreements, covenants, rules and regulations, herein set out and agreed to by Lessee.

PAYMENTS:

- (a) Lessee shall pay to Lessor all rents and sums required to be paid under this Lease without demand at the times and in the manner provided. The obligation of the Lessee to pay rent is an independent covenant, and no act or circumstance, whether constituting breach of any covenant by Lessor or not, shall release Lessee of this obligation.
- (b) Utility Monthly Rate is subject to increased rates as applicable to market conditions as see fit by Lessor. Lessor is obligated to notify Lessee in writing of any Utility Monthly Rate increase within 30 days of the increase taking effect.
- (c) All payments, whether rent or other financial payments, should be paid to the order of to Garden Street, 2815 Spring Grove Ave., Cincinnati, OH 45225
- (d) In the event that any payment required to be paid under this Lease is not made within five (5) calendar days of when due, a service fee of five percent (5%) of the delinquent amount will be due and payable immediately to Lessor.

ASSIGNMENT OR SUBLETTING BY LESSEE: Lessee will not mortgage, assign, transfer or otherwise encumber this Lease, or allow same to be assigned by operation of law or otherwise, or sublet the Premises or any part thereof, without the prior written consent of Lessor. In the event Lessee should desire to assign this Lease or sublet all or part of the Premises, Lessee shall give Lessor not less than thirty (30) days prior written notice thereof requesting Lessor's approval and specifying in detail any and all terms of such assignment or sublease. Lessor reserves the right to cancel and terminate this Lease, in whole or in part, within sixty (60) days after receipt of such notice from Lessee. In the event Lessor consents to an assignment or sublease of the Premises, which assignment or sublease results in rental payments in excess of the monthly payments due and owing under this Lease, such excess rental payments shall be deemed to be rental payments due and owing solely to Lessor. In no event shall



any such assignment or sublease release Lessee from any obligation or liability under this Lease.

For the purpose of this section, any transaction or series of transactions resulting in the transfer of control of Lessee, other than by reason of death, shall be deemed to be a transfer of Lessee's interest under this Lease.

**INDEMNITY, LIABILITY & LOSS OR DAMAGE:** Lessor shall not be liable to Lessee or Lessee's agents, employees, guests, invitees, or any person claiming by, through or under Lessee for any injury to person, loss or damage to property, or for loss or damage to business, occasioned by or through the acts or omissions of Lessor or any other person, or by any other cause whatsoever except for Lessor's gross negligence or willful misconduct. To the extent Lessor is not prevented by law from contracting against such liability, Lessee shall indemnify Lessor, its principals, agents, beneficiaries, and employees and save them harmless from all suits, actions, damages, liabilities, and expenses in connection with the loss of life, bodily or personal injury, or property damage arising from or out of any occurrence in, upon, at, or from the Premises.

**LEGAL USE:** Lessee will not occupy or use, nor permit any portion of the Premises to be occupied or used for any purpose other than specified in the Definitions and Basic Provisions portion of this Lease, not for any business or purpose which is unlawful in part or in whole or deemed to be disreputable or hazardous in any way. Lessee will conduct its business and control its agents, employees, and invitees, in such a manner so as not to create any nuisance, interfere with, annoy, or disturb other tenants or Lessor. Lessee will maintain the Premises in a clean and healthful condition and comply with all laws, ordinances, orders, rules, and regulations with reference to the use of and the occupancy of the Premises.

Lessee shall not leave any vehicles, trailers, etc. overnight without permission of the Lessor. Lessee shall not be allowed a dumpster or other large trash containers to be stored on site without written permission of the Lessor.

*NEED CURRENT COPY OF POLICY*

**INSURANCE:** During the term of this Lease and any extension thereof, Lessee shall, at its own cost and expense, maintain and provide, if residing as a business, General Liability insurance coverage, or if residing as a resident, General Renters insurance coverage. Lessor reserves the right to waive such a requirement, should the Lessee's intent of use for such Premises not demand insurance coverage. Such waiver of insurance coverage is to be signed off of here by Lessor or one of its agents.

**LESSOR WAIVER OF REQUIRED INSURANCE COVERAGE:**

X \_\_\_\_\_



Prior to Commencement Date of the Term of this Lease, Lessee shall furnish Lessor with certificates evidencing such coverage and shall state that such coverage may not be canceled by the insurer or Lessee without at least thirty (30) days prior to written notice.

ALTERATIONS, ADDITIONS, IMPROVEMENTS: Lessee shall not make alterations in or additions or improvements to the Premises without Lessor's prior written consent. Any said work, with written consent by Lessor, shall comply with all insurance requirements and with all applicable ordinances, regulations, and statutes of the jurisdictions in which the Premises are located. Said work shall not interfere with other lessees' use of their premises within the Project.

Lessor shall have the right at any time to alter, repair, or improve and portion of the Premises and the Building. Lessor and its representatives for any such purpose must give prior verbal or written notice for access of Premises, for any purpose, prior to entering upon Premises. Such requirement should be waived, shall Lessor feel an "emergency" situation has arisen and must immediately enter upon Premises.

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TERMINATION OF LEASE: Lessee is required to notify Lessor no less than sixty days (60) in advance of request for termination of Lease. Lessor is required to notify Lessee no less than ~~thirty~~ <sup>sixty</sup> days (60) in advance of request for termination of Lease. Lessee shall at termination of this Lease, by lapse of time or otherwise, deliver up the Premises to Lessor in as good condition as at date of possession, ordinary wear and tear accepted. It is the responsibility of Lessee to restore the Premises to the condition that existed when Lessee first took possession if Lessor so requests.

This Lease supersedes all previous agreements, written or verbal, in regards to said Premises. All terms and conditions of Lease remain in full effect until Lease is terminated or a future Lease supersedes this current agreement.

AGREED UPON THIS DAY, DECEMBER 1 2011

X

Grant Campbell  
LESSOR - GARDEN STREET

X

[Signature]  
LESSEE -