

# Commercial Lease

This lease is made on this October 7, 2025, by and between A-1 MINI STORAGE, landlord, address:

[REDACTED]

Email address: [REDACTED]

Telephone: [REDACTED]

And OSCAR O DIAZ dba O DIAZ REMODELING, tenant,

Address for service and notice:

c/o Oscar O Diaz

[REDACTED]

Email address: [REDACTED]

Telephone: [REDACTED]

1. The Landlord agrees to rent to the Tenant and the Tenant agrees to rent from the Landlord the following property:

**4613 Jenny Lind, Fort Smith, AR 72901**

(consisting of one commercial building with parking and lawn in back, side and front)

2. The **rental payments will be \$ 1,200.00 per month** and will be payable by the Tenant to the Landlord, A-1 Mini Storage. Rental payment shall begin November 1, 2025 and on or **before the first (1<sup>st</sup>) day of each month** thereafter. If any rental payment is not paid within five (5) days of due date, the Tenant agrees to pay an additional late charge of ten percent (10%) of the rental payment due. If the nonpayment or uncured default is not remedied within three (3) days an additional late charge of twenty (\$20) dollars per day will be charged until paid in full.

3. The term of this Lease will be from November 1, 2025, until October 31, 2026. If the Tenant remains in possession of the leased premises after the expiration of this Lease with the consent of the Landlord but without signing a new lease, a month-to-month tenancy will be created with the same terms and conditions as this Lease, except that such new tenancy may be terminated by thirty (30) days written notice from either the Tenant or the Landlord.

4. The Tenant will further tender to Landlord a **security deposit of \$1,000.00**, due upon execution of Lease by both parties. This security deposit will be held as security for the repair of any damages to the property by the Tenant and/or Tenant's guests. This deposit will be returned to the Tenant within 30(thirty) days of the termination of this Lease, minus any amounts needed to repair the property, but without interest, unless required by state law.

5. The Tenant agrees to use the property only for the purpose of carrying on the following lawful business:

Meetings, office use and related activities.

6. The Landlord agrees that the Tenant may install the following equipment and fixtures for the purpose of operating the Tenant's business and that such equipment and fixtures shall remain the property of the Tenant: Any personal property not attached to the building.

7. The Tenant has inspected the property and has found it satisfactory for its intended purposes. The Landlord shall be responsible for the repair and upkeep of the exterior of the property, including the roof, exterior walls and building foundation. **The Tenant shall be responsible for the repair and upkeep of the interior of the property, including all electrical, mechanical, plumbing, heating, cooling, or any other system or equipment on the property. Tenant agrees to maintain the interior of the property, landscape, parking and the surrounding outside area in a clean, safe, and sanitary manner and not to make any alterations to the property without obtaining the Landlord's prior written consent.** At the termination of this Lease, the Tenant agrees to leave the property in the same condition as when it was received, except for normal wear and tear. Tenant hereby agrees to paint any and all interior walls at their expense when vacating the premises. Tenant agrees to comply with all rules, laws, regulations, and ordinances affecting the property or the business activities of the Tenant and provide Landlord with proof of said compliance.

8. The Tenant agrees to obtain and pay for all necessary utilities and upkeep for the property.

9. The Tenant agrees not to sub-let the property or assign this Lease without the Landlord's written consent, which shall not be unreasonably withheld. Tenant agrees to allow the Landlord reasonable access to the property for inspection and repair. Landlord agrees to enter the property only after notifying the Tenant in advance, except in an emergency.

10. If the Tenant fails to pay the rent on time or violates any other terms of this Lease, the Landlord will provide written notice of the violation or default, allowing five (5) days to correct the violation or default. If the violation or default is not completely corrected within the time prescribed, the Landlord will have the right to terminate this Lease with ten (10) days notice and in accordance with state law. Upon termination of this Lease, the Tenant agrees to surrender possession of the property. The Landlord will also have the right to re-enter the property and take possession of it, remove Tenant and any equipment or possessions of Tenant, and to take advantage of any other legal remedies available.

11. The Landlord agrees to carry fire and casualty insurance on the property, but shall have no liability for the operation of the Tenant's business. The Tenant agrees not to do anything that will increase the Landlord's insurance premiums and, further agrees to indemnify and hold the Landlord harmless from any liability or damage, whether caused by Tenant's operations or otherwise. The Tenant agrees to carry and pay all premiums for casualty insurance on any equipment or fixtures that Tenant installs at the property. In addition, the Tenant agrees to carry business liability insurance, including bodily injury and property damage coverage, covering all Tenants' business operations in the amount of \$ 200,000.00 with the Landlord named as a co-insured party. Tenant agrees to furnish Landlord copies of the insurance policies and to not cancel the policies without notifying the Landlord in advance. Tenant agrees to provide Landlord with a Certificate of Insurance which indicates that Landlord is a co-insured party and that Landlord shall be provided with a minimum of ten (10) days written notice prior to cancellation or change of coverage.



12. This Lease is subject to any mortgage or deed of trust currently on the property or which may be made against the property at any time in the future. The Tenant agrees to sign any documents necessary to subordinate this Lease to a mortgage or deed of trust for the Landlord.

13. This Lease may only be terminated by thirty (30) days written notice from either party, except in the event of a violation of any terms or default of any payments or responsibilities due under this Lease, which are governed by the terms in Paragraph 10 of this Lease.

14. Tenant agrees that if any legal action is necessary to recover the property, collect any amounts due under this Lease, or correct a violation of any term of this Lease, Tenant shall be responsible for all costs incurred by Landlord in connection with such action, including but not limited to any reasonable attorney's fees.

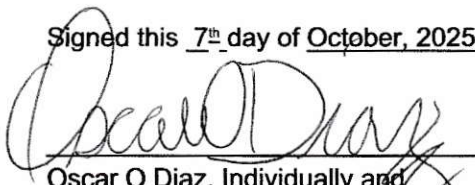
15. As required by law, the Landlord makes the following statement: "Radon gas is a naturally-occurring radioactive gas that, when accumulated in sufficient quantities in a building, may present health risks to persons exposed to it. Levels of radon gas that exceed federal and state guide-lines have been found in buildings in this state. Additional information regarding radon gas and radon gas testing may be obtained from your county health department."

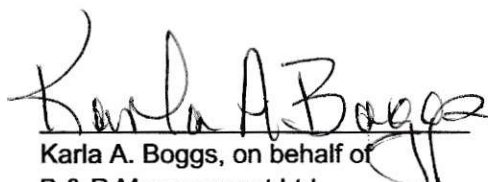
16. The following are additional terms of this Lease:

Tenant will maintain landscaped areas around and behind building and clean parking lot on Tenant's side of lot to Landlord's satisfaction. Tenant will endeavor to consider adjacent property occupants right of privacy and condition of exterior of leased property's appearance to same.

17. The parties agree that this Lease is the entire agreement between them and that no terms of this Lease may be changed except by written agreement of both parties. This Lease is intended to comply with any and all applicable laws relating to landlord and tenant relationships in this state. This Lease binds and benefits both the Landlord and Tenant and any heirs, successors, representatives, or assigns. This Lease is governed by the laws of the State of Arkansas.

Signed this 7<sup>th</sup> day of October, 2025.

  
Oscar O Diaz, Individually and  
dba, O Diaz Remodeling, Tenant

  
Karla A. Boggs, on behalf of  
B & R Management Ltd,  
dba A-1 Mini Storage, Landlord