

LEASE AGREEMENT

This Lease Agreement is made this 30th day of April, 2021, by and between CMH Property Holdings LLC of PO Box 406, Branson, Missouri 65615 (the "Landlord"), and NARKE 40D LLC of 1602 Brookside Drive, St. Joseph, Missouri 64506 (the "Tenant").

PREMISES LEASED; TERM

The Landlord leases to the Tenant the following addresses:

Property Address:

721-723 North 10th Street, St. Joseph, MO 64501
5303 Sawyer Street, St. Joseph, MO 64504
2103 Angelique Street, St. Joseph, MO 64501
1330 Buchanan Avenue, St. Joseph, MO 64501
518 Hamburg Avenue, St. Joseph, MO 64505
420 South 22nd Street, St. Joseph, MO 64501
325 Texas Avenue, St. Joseph, MO 64504
906 South 18th Street, St. Joseph, MO 64507
414 South 22nd Street, St. Joseph, MO 64501
2210 South 16th Street, St. Joseph, MO 64503
1519-1521 Felix Street, St. Joseph, MO 64501
115 South 17th Street, St. Joseph, MO 64501
311 West Valley Street, St. Joseph, MO 64504
820 Mason Avenue, St. Joseph, MO 64504
1802 Howard Street, St. Joseph, MO 64501
2136 South 10th Street, St. Joseph, MO 64503
510 South 20th Street, St. Joseph, MO 64501
613 South 21st Street, St. Joseph, MO 64507
4104 St. Joseph Avenue, St. Joseph, MO 64505
3106 Lafayette Street, St. Joseph, MO 64507
605 Hamburg Avenue, St. Joseph, MO 64505
2527 South 13th Street, St. Joseph, MO 64503
410 South 22nd Street, St. Joseph, MO 64501
6506 Lake Avenue, St. Joseph, MO 64504
2724 Locust Street, St. Joseph, MO 64507
2702 Mary Street, St. Joseph, MO 64507
1123 Prospect Avenue, St. Joseph, MO 64501
631 North 20th Street, St. Joseph, MO 64501
3725 Terrace Avenue, St. Joseph, MO 64504
3822 Terrace Avenue, St. Joseph, MO 64504
2917 Penn Street, St. Joseph, MO 64507
2213 South 16th Street, St. Joseph, MO 64503
2421 South 11th Street, St. Joseph, MO 64503
675 Cedar Street, Union Star, MO 64494

The lease is for a term of ONE (1) year, to commence on the 30th day of April, 2021 and to terminate on the 29th day of April 2022 at 11:59PM, upon the following terms and conditions.

THE LEASED PROPERTY IS DEMISED IN ITS PRESENT CONDITION WITHOUT REPRESENTATION OR WARRANTY (EXPRESSED OR IMPLIED) BY LESSOR AND SUBJECT TO THE RIGHTS OF PARTIES IN POSSESSION, AND TO THE EXISTING STATE OF TITLE INCLUDING ALL COVENANTS, CONDITIONS, RESTRICTIONS,

EASEMENTS AND OTHER MATTERS OF RECORD INCLUDING ALL APPLICABLE LEGAL REQUIREMENTS, THE LIEN OF FINANCING INSTRUMENTS, MORTGAGES, DEEDS OF TRUST AND SECURITY DEEDS, AND INCLUDING OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN INSPECTION OF THE LEASED PROPERTY OR BY AN ACCURATE SURVEY THEREOF.

TENANT MAY OBTAIN A TITLE SEARCH, TITLE INSURANCE AND LANDLORD WILL MAKE THE PROPERTY AVAILABLE FOR AN ACCURATE SURVEY SHOULD TENANT WISH TO HAVE ONE CONDUCTED AT TENANT'S EXPENSE.

RENT

The monthly rent for the property shall be EIGHT THOUSAND NINE HUNDRED FORTY SIX DOLLARS (**\$8,946.00**) per month, payable in advance on the fifth day of each month during each of the twelve months of the one-year term of this lease. The first payment is due on May 5, 2021.

QUIET ENJOYMENT. So long as the Tenant is not in default of this Lease, neither Landlord nor Landlord's successors or assigns will disturb Tenant in its quiet enjoyment of the Premises.

POSSESSION AND CONTROL. During Tenant's quiet enjoyment of the premises, Tenant shall be deemed to have possession and control of the premises, and Landlord during such period shall not be deemed to be exercising any possession or control over any portion of the leased premises.

PREPAID RENTS: At the signing of this lease on April 30, 2021, Landlord will transfer to Tenant all prepaid rents and deposits.

UTILITIES. Tenant shall pay for all heat, gas, water, electricity and all other utility services used in the leased premises. Landlord is not required to provide or to pay for any utility services.

TAXES AND LIENS. The following provisions relating to the taxes and liens on the Premises are part of this Lease:

Payment. Tenant shall pay when due (and in all events prior to delinquency) all taxes, including but not limited to real estate taxes, employment taxes, tourism taxes, special taxes, assessments, charges (including water and sewer), fines and impositions levied against or on account of the Property, and shall pay when due all claims for work done on or for services rendered or material furnished to the Property. Tenant shall not further encumber the Property or permit or suffer any mechanic's, laborer's, materialman's, statutory or other lien on the Property, except for the lien of taxes and assessments not due and except as otherwise provided in this Lease.

Right to Contest. Tenant may withhold payment of any tax, assessment, or claim in connection with a good faith dispute over the obligation to pay, so long as Landlord's interest in the Property is not jeopardized. If a lien arises or is filed as a result of nonpayment, Tenant shall within fifteen (15) days after the lien arises or, if a lien is filed, within fifteen (15) days after Tenant has notice of the filing, secure the discharge of the lien, or if requested by Landlord, deposit with Landlord cash or a sufficient corporate surety bond or other security satisfactory to Landlord in an amount sufficient to discharge the lien plus any costs and attorneys' fees, or other charges that could accrue as a result of a foreclosure or sale under the lien. In any contest, Tenant shall defend itself and Landlord and shall satisfy any adverse judgment before enforcement against the Property. Tenant shall name Landlord as an additional obligee under any surety bond furnished in the contest proceedings.

Evidence of Payment. Tenant shall upon demand furnish to Landlord satisfactory evidence of payment of the taxes or assessments.

Notice of Construction. Tenant shall notify Landlord at least fifteen (15) days before any work is commenced, any services are furnished, or any materials are supplied to the Property, if any mechanic's lien, materialmen's lien, or other lien could be asserted on account of the work, services, or materials. Tenant will upon request of Landlord furnish to Landlord advance assurances satisfactory to Landlord that Tenant can and will pay the cost of such improvements.

CURRENT PROPERTY DAMAGE INSURANCE SHALL REMAIN IN PLACE. It is agreed by the parties that Tenant shall keep in place the insurance currently paid for by Landlord. From the inception of this lease, Tenant shall pay the premiums for said policy to Landlord in a payment separate from the rent payment and in the amount of \$1,557.64 each month. This insurance premium payment is due on or before the 5th day of each month. If said insurance coverage is no longer available or is terminated for any reason then Tenant shall obtain insurance coverage that shall at a minimum meet the conditions set forth below and cover all losses currently covered by the existing policy. Tenant shall also be responsible for any and all deductibles in connection with any coverages.

PROPERTY DAMAGE INSURANCE IN THE EVENT CURRENT POLICY

TERMINATES: The following provisions relating to insuring the Property are a part of this Lease and are required in the event that the current policy is terminated for any reason.

Coverages. During the Term of this Lease, the Leased Property shall at all times be insured with the kinds and amounts of insurance described below. This insurance shall be written by companies authorized to issue insurance in the State of Missouri. The policies must name the Landlord as an insured party according to its interest. Losses shall be payable to Landlord or

improvements thereto of every kind and nature, whether interior or exterior, ordinary or extraordinary, foreseen or unforeseen or arising by reason of a condition existing prior to the commencement of the Term of this Lease, or required by any governmental agency having jurisdiction over the Leased Property. Tenant, however, shall be permitted to prosecute claims against Landlord's predecessors in title for breach of any representation or warranty or for any latent defects in the Leased Property to be maintained by Tenant unless Landlord is already diligently pursuing such a claim. All repairs shall, to the extent reasonably achievable, be at least equivalent in quality to the original work. Tenant will not take or omit to take any action, the taking or omission of which might materially impair the value or the usefulness of the Leased Property or any part thereof for its Primary Intended Use. If Tenant fails to make any required repairs or replacements after 30 days notice from Landlord, or after such longer period as may be reasonably required provided that Tenant at all times diligently proceeds with such repair or replacement, then Landlord shall have the right, but shall not be obligated, to make such repairs or replacements on behalf of and for the account of Tenant. In such event, such work shall be paid for in full by Tenant as Additional Charges.

(b) Tenant shall be required to make all Capital Expenditures required in connection with: (i) Emergency Situations, (ii) Legal Requirements, (iii) the performance by Tenant of its obligations under this Lease, and (v) other additions to the Leased Property as it may reasonably deem appropriate and that are permitted hereunder during the Term. Tenant hereby waives, to the extent permitted by law, the right to make repairs at the expense of Landlord pursuant to any law in effect at the time of the execution of this Lease or hereafter enacted. Landlord shall have the right to give, record and post, as appropriate, notices of non-responsibility under any mechanic's lien laws now or hereafter existing.

(c) Nothing contained in this Lease and no action or inaction by Landlord shall be construed as: (1) constituting the request of Landlord, expressed or implied, to any contractor, subcontractor, laborer, materialman or vendor to or for the performance of any labor or services or the furnishing of any materials or other property for the construction, alteration, addition, repair or demolition of or to the Leased Property or any part thereof, or (2) giving Tenant any right, power or permission to contract for or permit the performance of any labor or services or the furnishing of any materials or other property in such fashion as would permit the making of any claim against Landlord in respect thereof or to make any agreement that may create, or in any way be the basis for any right, title, interest, lien, claim or other encumbrance upon the estate of Landlord in the Leased Property, or any portion thereof.

(d) Tenant will, upon the expiration or prior termination of the Term, vacate and surrender the Leased Property to Landlord in the condition in which the Leased Property was originally received from Landlord, except as repaired, rebuilt, restored, altered or added to as permitted or required by the provisions of this Lease and except for ordinary wear and tear (subject to the obligation of Tenant to maintain the Leased Property in good order and repair, as would a prudent owner of comparable property, during the entire Term) or damage by casualty or Condemnation (subject to the obligation of Tenant to restore or repair as set forth in this Lease.)

DAMAGE TO PREMISES. That the Landlord shall not be liable for any damage to any property at any time upon any part of the premises caused from water flowing onto the premises or from any wires, pipes, or plumbing work located on the premises, or from any other cause.

INDEMNIFICATION. Tenant will protect, indemnify, hold harmless and defend Landlord from and against all liabilities, obligations, claims, damages, penalties, causes of action, costs and expenses (including, without limitation, reasonable attorney's fees and expenses), to the extent permitted by law, imposed upon or incurred by or asserted against Landlord by reason of: (a) any accident, injury to or death of persons or loss of or damage to property occurring on or about the Leased Property or adjoining sidewalks, including without limitation any claims under liquor liability, "dram shop" or similar laws, (b) any past, present or future use, misuse, non-use, condition, management, maintenance or repair by Tenant or any of its agents, employees or invitees of the Leased Property or Tenant's Personal Property or any litigation, proceeding or claim by governmental entities or other third parties to which a Landlord is made a party or participant related to such use, misuse, non-use, condition, management, maintenance, or repair thereof by Tenant or any of its agents, employees or invitees, including any failure of Tenant or any of its agents, employees or invitees to perform any obligations under this Lease or imposed by applicable law (other than arising out of Condemnation proceedings), (c) any Impositions, other than any portion of Real Estate Taxes that the Landlord is obligated to pay under this Lease, (d) any failure on the part of Tenant to perform or comply with any of the terms of this Lease, and (e) the nonperformance of any of the terms and provisions of any and all existing and future subleases of the Leased Property to be performed by the Landlord thereunder.

Any amounts that become payable by an Indemnifying Party under this Section shall be paid within ten days after liability therefor on the part of the Indemnifying Party is determined by litigation or otherwise, and if not timely paid, shall bear a late charge (to the extent permitted by law) at the Overdue Rate from the date of such determination to the date of payment. Any such amounts shall be reduced by insurance proceeds received and any other recovery (net of costs) obtained by the Indemnified Party. An Indemnifying Party, at its expense, shall contest, resist and defend any such claim, action or proceeding asserted or instituted against the Indemnified Party. The Indemnified Party, at its expense, shall be entitled to participate in any such claim, action, or proceeding, and the Indemnifying Party may not compromise or otherwise dispose of the same without the consent of the Indemnified Party, which may not be unreasonably withheld. Nothing herein shall be construed as indemnifying Landlord against its own GROSSLY negligent acts or omissions or willful misconduct.

RETURN OF PREMISES. At the termination of this Lease, Tenant agrees to deliver to Landlord the Premises and all mechanical systems and all equipment and fixtures thereon, in good working order and condition. Tenant shall deliver the Premises to Landlord in broom clean

condition and in as good a condition as of the date the Premises were delivered to Tenant, normal wear and tear excepted.

Should Tenant fail to vacate the Premises at the termination of this Lease, Tenant shall pay for each day of the holdover period either (a) twice the then-applicable rent, or (b) a current fair market rent for the Premises (as determined by Landlord in its sole judgment), whichever is higher. All the terms and provisions of this Lease shall continue to apply. Tenant will be a Tenant at will during the holdover period. Nothing in this section shall be a waiver of or preclude the exercise of Landlord's remedies for Tenant's default. Should Tenant's holdover prevent Landlord from fulfilling the terms of another lease, Tenant shall defend and indemnify Landlord from all direct and consequential damages for which Landlord may be liable, or which Landlord may suffer, as a result thereof.

ATTORNMMENT. Tenant agrees to and does attorn to any successor to Landlord's interest in all or any part of the Premises, including without limitation any purchaser at any foreclosure sale of all or any part of the Premises.

SUCCESSORS AND ASSIGNS. This Lease shall inure to the benefit of and be binding upon the heirs, estates, executors, administrators, receivers, custodians, successors and (in the case of Tenant, permitted) assigns of the respective parties.

OPTION TO PURCHASE. In consideration of the non-refundable payment of SEVEN HUNDRED THOUSAND DOLLARS AND ZERO CENTS (\$700,000.00) by Tenant to Landlord, receipt of which is acknowledged, Landlord does hereby offer to sell and convey to the Tenant the real estate and personal property for TWO MILLION FIVE HUNDRED TWENTY FIVE THOUSAND DOLLARS AND ZERO CENTS (\$2,525,000.00) according to the terms and conditions hereinafter set forth. Tenant shall be credited with \$700,000.00 of the purchase price of \$2,525,000.00 for the non-refundable option payment of \$700,000.00. However, the option must be timely exercised, and the non-refundable option payment given in consideration for allowing Tenant to purchase the two premises shall be forfeited to Landlord in the event that the option to purchase is not exercised or in the event the option is not timely exercised.

Landlord does hereby covenant for itself, its heirs, legal and personal representatives and assigns, that if the Tenant shall desire to purchase the Premises, then at least thirty (30) days prior to the expiration of the end of the twelfth month of this lease, Tenant shall give to the Landlord notice in writing of Tenant's exercise of this Option to Purchase, and provided Tenant is not in default under the Lease in any respect, then Landlord shall sell the Premises to Tenant under the terms agreed to by the parties. The conveyance of the real property should occur as soon as possible after the giving of the written notice. Either party may require the other party to fill out and complete a purchase and sale agreement so that it is in a form acceptable to a closing agent. Tenant and Owner have agreed to a purchase price of TWO MILLION FIVE HUNDRED TWENTY FIVE THOUSAND DOLLARS AND ZERO CENTS (\$2,525,000.00). Payment of

rent under this Lease Agreement shall cease upon delivery of a warranty deed from Landlord to Tenant.

Time is of the essence, and any failure by Tenant to strictly meet the time limits contained herein shall render the Tenant's option to purchase the Premises null and void, unless the delay is shown by clear and convincing evidence to be caused solely by the actions of Landlord.

Neither a transfer of the Premises to a trust for estate-planning purposes nor a foreclosure by a mortgage holder shall trigger Tenant's option to purchase the Premises. Tenant's option rights contained herein shall not terminate upon the transfer of the ownership of the Premises for estate planning purposes.

Landlord in its sole discretion may choose to renew the lease herein for an additional term of one year, and Landlord may in its sole discretion allow the option to purchase to extend, however Landlord shall not be obligated to extend the option or the lease.

ACCEPTANCE OF SURRENDER. No surrender to Landlord of this Lease or of the Leased Property or any part thereof, or of any interest therein, shall be valid or effective unless agreed to and accepted in writing by Landlord and no act by Landlord or any representative or agent of Landlord, other than such a written acceptance by Landlord, shall constitute an acceptance of any such surrender.

CONVEYANCE BY LANDLORD. Landlord shall have the unrestricted right to convey the Leased Property to a Holder. If Landlord conveys the Leased Property in accordance with the terms hereof other than to a Holder, and the grantee or transferee of the Leased Property expressly assumes in writing all obligations of Landlord hereunder arising or accruing from and after the date of such conveyance or transfer, Landlord shall thereupon be released from all future liabilities and obligations of Landlord under this Lease arising or accruing from and after the date of such conveyance or other transfer as to the Leased Property and all such future liabilities and obligations shall thereupon be binding upon the new owner. If Tenant is not reasonably satisfied that the new owner is a capable, reliable and qualified Person of good reputation and character, Tenant may terminate this Lease upon 60-days Notice to Landlord given within 30 days after Tenant receives Notice of such conveyance.

Landlord May Grant Liens

(a) Without the consent of Tenant, Landlord may from time to time, directly or indirectly, create or otherwise cause to exist any lien, encumbrance or title retention agreement upon the Leased Property, or any portion thereof or interest therein, or upon Landlord's interest in this Lease, whether to secure any borrowing or other means of financing or refinancing, so long as these actions do not add to Tenant's obligations or amount to be paid to own the real property and improvements. This Lease and Tenant's interest hereunder shall at all times be subject and

subordinate to the lien and security title of any deeds to secure debt, deeds of trust, mortgages, or other interests heretofore granted by Landlord or which otherwise encumber or affect the Leased Property and to any and all advances to be made thereunder and to all renewals, modifications, consolidations, replacements, substitutions, and extensions thereof (all of which are herein called the "Mortgage"), provided that the Mortgage and all security agreements delivered by Landlord in connection therewith shall be subject to Tenant's rights under this Lease to receive all Gross Revenues of the Facility prior to the earlier of the occurrence of an Event of Default or the date that this Lease is terminated by the Holder of the Mortgage in the exercise of its remedies thereunder. In confirmation of such subordination, Tenant shall, at Landlord's request, promptly execute, acknowledge and deliver any instrument which may be required to evidence subordination to any Mortgage and attornment to the Holder thereof and its successors and assigns, provided Tenant receives customary and reasonable non-disturbance protection while it is not in default hereunder. The Tenant shall comply with any material covenants with respect to the Tenant contained in such instrument of subordination. In the event of Tenant's failure to deliver such subordination and if the Mortgage does not change any term of the Lease, Landlord may, in addition to any other remedies for breach of covenant hereunder, execute, acknowledge, and deliver the instrument as the agent or attorney-in-fact of Tenant, and Tenant hereby irrevocably constitutes Landlord its attorney-in-fact for such purpose, Tenant acknowledging that the appointment is coupled with an interest and is irrevocable.

(b) Tenant shall, upon the request of Landlord or any existing or future Holder, (i) provide Holder with copies of all licenses, permits, occupancy agreements, operating agreements, leases, contracts and similar agreements reasonably requested in connection with any existing or proposed financing of the Leased Property, and (ii) execute, or cause the Manager or any relevant Affiliate to execute, such estoppel agreements and collateral assignments with respect to any of the other aforementioned agreements as Holder may reasonably request in connection with any such financing, provided that no such estoppel agreement or collateral assignment shall in any way affect the Term or affect adversely in any material respect any rights of Tenant under this Lease.

(c) No act or failure to act on the part of Landlord which would entitle Tenant under the terms of this Lease, or by law, to be relieved of any of Tenant's obligations hereunder (including, without limitation, its obligation to pay Rent) or to terminate this Lease, shall result in a release or termination of such obligations of Tenant or a termination of this Lease unless: (i) Tenant shall have first given written notice of Landlord's act or failure to act to the Holder, specifying the act or failure to act on the part of Landlord which would give basis to Tenant's rights; and (ii) the Holder, after receipt of such notice, shall have failed or refused to correct or cure the condition complained of within a reasonable time thereafter (in no event less than 60 days), which shall include a reasonable time for such Holder to obtain possession of the Leased Property, if possession is reasonably necessary for the Holder to correct or cure the condition, or to foreclose such Mortgage, and if the Holder notifies the Tenant of its intention to take possession of the Leased Property or to foreclose such Mortgage, and correct or cure such condition. If such Holder is prohibited by any process or injunction issued by any court or by reason of any action

by any court having jurisdiction or any bankruptcy, debtor rehabilitation or insolvency proceedings involving Landlord from commencing or prosecuting foreclosure or other appropriate proceedings in the nature thereof, provided, however, that the Lease shall continue to be in full force and effect, the times for commencing or prosecuting such foreclosure or other proceedings shall be extended for the period of such prohibition.

(d) Tenant shall deliver by notice delivered in the manner provided in this Lease to any Holder who gives Tenant written notice of its status as a Holder, at such Holder's address stated in the Holder's written notice or at such other address as the Holder may designate by later written notice to Tenant, a duplicate copy of any and all notices regarding any default which Tenant may from time to time give or serve upon Landlord pursuant to the provisions of this Lease. Copies of such notices given by Tenant to Landlord shall be delivered to such Holder simultaneously with delivery to Landlord. No such notice by Tenant to Landlord hereunder shall be deemed to have been given unless and until a copy thereof has been mailed to such Holder.

(e) At any time, and from time to time, upon not less than ten (10) days' notice by a Holder to Tenant, Tenant shall deliver to such Holder an estoppel certificate, and such other information as may be reasonably requested by such Holder. Any such certificate may be relied upon by such Holder.

(f) Tenant shall cooperate in all reasonable respects with any transfer of the Leased Property to a Holder that succeeds to the interest of Landlord in the Leased Property (including, without limitation, in connection with the transfer of any franchise, license, lease, permit, contract, agreement, or similar item to such Holder or such Holder's designee necessary or appropriate to operate the Leased Property). Landlord and Tenant shall cooperate in (i) including in this Lease by suitable amendment from time to time any provision which may be requested by any proposed Holder, or may otherwise be reasonably necessary, to implement the provisions of this section of the Lease and (ii) entering into any further agreement with or at the request of any Holder which may be reasonably requested or required by such Holder in furtherance or confirmation of the provisions of this section of the Lease; provided, however, that any such amendment or agreement shall not in any way affect the Term nor affect adversely in any material respect any rights of Landlord or Tenant under this Lease.

BROKERS. Neither party hereto has employed any brokers with regard to this Lease, and Tenant hereby represents and warrants that it has not engaged in any activity which could form the basis for a claim for real estate commission, brokerage fee, finder's fee or other similar charge, in connection with this Lease. Tenant shall indemnify, defend and hold Landlord, its agents, employees, general and limited partners, affiliates, and their respective officers, directors, agents, and employees, harmless from and against any fees, commissions, claims, demands, liabilities, losses, liens, expenses (including reasonable attorneys' fees) and damages, of any kind or nature, arising on account of this Lease by or through any act or omission of Tenant or any of Tenant's agents, employees, or servants.

NOTICES. All notices or other communications shall be in writing, delivered to the addresses set forth below, or as such other address as may have been delivered in writing to the other party under this Lease Article, and shall either be (a) personally delivered; (b) mailed by Federal Express, UPS, or other nationally recognized overnight delivery service; or (c) mailed by certified mail.

*CMH PROPERTY HOLDINGS LLC
PO BOX 406
Branson, Missouri 65615*

*NARKE 40D LLC
1602 Brookside Drive
St. Joseph, Missouri 64506*

INSPECTION. Landlord and its agent may enter the Premises at reasonable hours to examine the same and do anything required of Landlord by this Lease. During the last 30 days of the Lease term, Landlord may display a "For Rent" sign on the Premises, and show the Premises to prospective Tenants.

ASSIGNMENT. The Tenant shall not assign this lease, nor sublet the whole or any part of the demised premises without first obtaining the written consent of the Landlord. The Landlord covenants and agrees that it will not unreasonably withhold such written consent for such assignment or underletting.

AMENDMENTS. This Lease contains the entire agreement of the parties. No amendments may be made to this Lease except by an agreement in writing executed by all the parties.

NO WAIVER. No failure by Landlord or Tenant to insist upon the strict performance of any term hereof or to exercise any right, power or remedy consequent upon a breach thereof, and no acceptance of full or partial payment of Rent during the continuance of any such breach, shall constitute a waiver of any such breach or of any such term. To the extent permitted by law, no waiver of any breach shall affect or alter this Lease, which shall continue in full force and effect with respect to any other then existing or subsequent breach.

REMEDIES CUMULATIVE. To the extent permitted by law but subject to any other provisions of this Lease expressly limiting the rights, powers and remedies of either Landlord or Tenant, each legal, equitable or contractual right, power and remedy of Landlord or Tenant now or hereafter provided either in this Lease or by statute or otherwise shall be cumulative and concurrent and shall be in addition to every other right, power and remedy, and the exercise or beginning of the exercise by Landlord or Tenant of any one or more of such rights, powers and remedies shall not preclude the simultaneous or subsequent exercise by Landlord or Tenant of any or all of such other rights, powers and remedies.

WAIVER OF PRESENTMENT, ETC. Tenant waives all presentments, demands for payment and for performance, notices of nonperformance, protests, notices of protest, notices of dishonor, and notices of acceptance and waives all notices of the existence, creation, or incurring

of new or additional obligations, except as expressly granted herein.

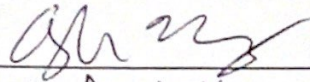
ATTORNEYS' FEES AND LITIGATION COSTS. In the event that either party resorts to litigation to enforce any provisions of this lease, the prevailing party shall be entitled to its court costs and reasonable attorney's fees incurred.

GOVERNING LAW AND VENUE. This Agreement shall be governed, construed and interpreted by, through and under the laws of the State of Missouri.

INTENDING TO BE FULLY BOUND, THE PARTIES HAVE EXECUTED THIS LEASE AS FOLLOWS:

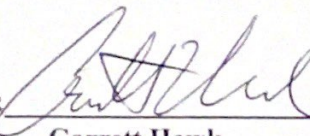
IN WITNESS WHEREOF the Seller and Purchaser have duly affixed their signatures under hand and seal on this 30th day of April, 2021.

TENANT
NARKE 40D LLC

By: 
Amogh Karney
Managing Member
NARKE 40D LLC

Date: 04/30/21

LANDLORD
CMH PROPERTY HOLDINGS LLC

By: 
Garrett Hawk
Authorized Representative
CMH PROPERTY HOLDINGS LLC

Date: 4/30/21

*As of 5/13, no payment has been received. Contract is not executed until payment received