

**STANDARD COMMERCIAL
LEASE CONTRACT**
Slidell LLC, A Texas Limited Liability Company
Stirling Slidell Centre
Slidell, LA

This Lease Agreement (hereinafter referred to as this "Lease") is made and entered into by and between:

LANDLORD: Slidell LLC, a Texas Limited Liability Company (hereinafter referred to as "Landlord"), and

TENANT: Romero Soriano, Seilyn Ondina (hereinafter referred to as "Tenant").

PREMISES: 1. Landlord, in consideration of the covenants and agreements to be performed by Tenant and upon the terms and conditions hereinafter stated, does hereby lease, demise, and let unto Tenant the following described premises (hereinafter referred to as the "Premises").

Suite # 61103 BC, consisting of approximately 2,660 square feet (the "Premises"), within the Stirling Slidell Centre, located at 61103 Airport Rd Slidell, LA (the "Shopping Center")

TERM: 2. For a term of Sixty (60) months, beginning on January 1st 2026 and ending on December 31st 2030 (the "Term").

USE: 3. The Premises shall be used for no other purpose than: restaurant

LEASE COMMENCEMENT: 4. This Lease shall commence on the date which this Lease is fully executed (hereinafter referred to as the "Lease Commencement Date").

RENT COMMENCEMENT: 5. The rent commencement date is January 1st 2026 ("Rent Commencement Date"). The Rent Commencement Date will not be adjusted for any delays to to construction, finish out, permits or licenses. If the Rent Commencement Date is not the first day of the month, the rental rate will be prorated for the partial month.

MINIMUM RENT: 6. Tenant shall pay to Landlord, or to whomever Landlord designates in writing, monthly minimum rent at the rate(s) set forth in this Paragraph 6 ("Minimum Rent"). Minimum Rent shall be due on the first day of every month during the Term.

Lease Months	Minimum Rent / Month
1/1/26 - 12/31/26	\$3,103.33 + NNN
1/1/27 - 12/31/27	\$3,214.16 + NNN
1/1/28 - 12/31/28	\$3,325.00 + NNN
1/1/29 - 12/31/29	\$3,435.83 + NNN
1/1/30 - 12/31/30	\$3,546.66 + NNN

Tenant may pay Minimum Rent, and any other amounts due under this Lease, by approved check, cashier's check, money order or credit card (plus handling charge).

COMMON AREA MAINTENANCE: 7. In addition to Minimum Rent, beginning on the Rent Commencement Date, Tenant shall pay to Landlord, as additional rent, Tenant's pro-rata share of common area maintenance, including roofs of all buildings within the Shopping Center ("CAM"), at the rate of **One hundred and fifty five Dollars and 16/100 (\$155.16)** per month. Any annual deficiency will be billed to Tenant and paid by Tenant within 30 days from billing. The rate of the monthly charge for CAM will be estimated based upon the most current estimate and if no estimate is available, the prior year will be used, but in no event will the monthly charge for CAM paid by Tenant be less than the rate set forth in this Paragraph 7, or the prior year, whichever is greater. Landlord reserves the right to adjust the monthly charge being billed to Tenant in the event that CAM for the current year exceeds the amount stated herein.

TAXES AND INSURANCE ESCROWS: 8. A. Landlord agrees to annually pay all real estate taxes and all other ad valorem taxes and special assessments of every kind and any reasonable costs; however,

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Landlord may, at its expense, contest and dispute the same, and in such case the disputed item need not be paid until finally adjusted to be valid.

B. Beginning on the Rent Commencement Date, Tenant shall pay to Landlord as additional rent, Tenant's pro rata share of all real estate taxes and insurance of any kind which are lawfully levied or assessed each year against the Premises during the Term, or any renewal or extension thereof and the cost of any protest at or less than customary fee schedule ("Taxes and Insurance"). Taxes and Insurance are estimated against the current year and paid by Tenant at the rate of Three Hundred and five Dollars and 90/100 (\$305.90) per month. Any annual deficiency will be billed to the Tenant and paid by Tenant within 30 days from billing. Each year's Taxes and Insurance will be estimated based upon the most current estimate and if no estimate is available, the prior year will be used, but in no event will the Taxes and Insurance paid by the Tenant be less than the rate set forth in this Paragraph 8B, or the prior year, whichever is greater. Landlord reserves the right to adjust the monthly charge being billed to Tenant in the event that Taxes and Insurance charges for the current year exceed the amount stated herein.

**SECURITY
DEPOSIT &
PREPAID RENT:**

9. A. A security deposit of THREE THOUSAND DOLLARS AND 00/100 (\$3,000.00) IN THE FORM OF A CASHIERS CHECK PAYABLE TO SLIDELL LLC shall be deposited by Tenant with Landlord upon execution of this Lease (the "Security Deposit"). The Security Deposit will at no time be applied to Rent, CAM and T&I monthly charges.

B. Prepaid Rent and NNN charges in the amount of THREE THOUSAND FIVE HUNDRED AND SIXTY FOUR DOLLARS AND 39/100 (\$3,564.39) IN THE FORM OF A CASHIERS CHECK PAYABLE TO SLIDELL LLC shall be paid by Tenant to Landlord, upon execution of this Lease for one month's worth of Minimum Rent, CAM, and Taxes and Insurance.

POSSESSION:

10. Tenant acknowledges that Tenant has inspected the Premises and on the basis of such inspection Tenant accepts the Premises in its "as is" condition, and that the Premises is suitable for the purposes for which it is leased.

**MAINTENANCE
BY TENANT:**

11. A. Tenant shall, at Tenant's expense and risk, maintain parts of the building and improvements on the Premises in good repair and condition which includes repair and replacement of all plumbing, electrical, windows, window glass, plate glass, doors, door frames, door locks, heating system, air conditioning equipment, pest and rodent control, fire protection, sprinkler system, roof and rooftop equipment and penetrations, and the interior of the Premises in general. Upon termination of this Lease, Tenant shall deliver up the Premises in good repair and condition. Tenant shall repair any damages caused by Tenant's negligence or default hereunder, or negligence of Tenant's invitees, employees, or customers.

B. Tenant shall solely be responsible for all the HVAC servicing the Premises, which shall include replacement and preventative maintenance on the heating, ventilation and air-conditioning equipment ("HVAC") for the Premises. Without limiting the generality of the immediately preceding sentence, at Tenant's sole cost and expense: (a) Tenant shall replace all filters in the HVAC system at least once every three months; and (b) Tenant shall have the entire heating, ventilation and air-conditioning equipment inspected by a licensed HVAC contractor at least twice per year. Tenant shall provide Landlord with a copy of the invoice or report from the inspecting company as evidence that the system has been inspected. If Tenant fails to provide an inspection report within 14 days after receiving a request for same from Landlord, Landlord may obtain its own HVAC inspection report, and Tenant shall reimburse Landlord within ten (10) days from receipt of invoice.

**UTILITIES &
TRASH REMOVAL:**

12. Tenant shall pay from the Lease Commencement Date all utility connection charges, if any, and all charges incurred for any utility servicing the Premises. If not metered separately, Tenant will be billed based on the pro rata share used on the Premises (including new meter and or new service installation).

SIGNS:

13. Tenant agrees to place a primary sign on the building above Tenant's space within 30 days after the Lease Commencement Date, at Tenant's expense, in accordance with Landlord's uniform sign policy. The primary sign must be individual "channel" type letters, individually lit, from eighteen inches (18") to twenty-four inches (24") in height, mounted on a raceway, and thereafter, attached to the building. The raceway must match the building's color. All signs and letter style must be approved by Landlord in writing.

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ALTERATIONS: 14. Tenant shall not create any openings in the roof or exterior walls, nor make any alterations, additions, or improvements to the Premises without Landlord's prior written consent.

LIABILITIES: 15. Landlord shall not be liable to Tenant or to Tenant's employees, customers, licensees, agents, contractors, invitees or visitors, or to any other person, for any injury to persons or damage to person or property in or around the Premises, the Shopping Center, or any adjacent property caused by the neglect or misconduct of Tenant or Tenant's employees, contractors, subtenants, agents, licensees, invitees, concessionaires, or any other person entering the Premises; arising out of any breach or default by Tenant in the performance of Tenant's obligations under this Lease (including without limitations, mechanic's liens). Tenant hereby agrees to indemnify and hold Landlord harmless from any losses, expenses or claims arising out of such damage or injury. Tenant shall not be liable for any injury or damage caused by the negligence or willful acts of Landlord, or Landlord's employee, partners, contractors, or agents, and Landlord agrees to indemnify and hold Tenant harmless from any loss, expense or damage arising out of such damage or injury.

INSURANCE: 16. Tenant shall, at Tenant's expense, maintain in full force and effect from an insurer authorized to operate in Louisiana a commercial general liability insurance policy naming Landlord as an additional insured with policy limits on occurrence basis in a minimum amount of \$1,000,000.00. If Tenant fails to maintain the required insurance in full force and effect at all times this lease is in effect, Landlord may purchase insurance that will provide Landlord the same coverage as the required insurance and Tenant must immediately reimburse Landlord for such expense. Tenant shall, at Tenant's expense, maintain property damage insurance on its fixtures, contents, equipment and building improvements at the Premises, in the amount Tenant deems. The Landlord does not carry insurance for any items, equipment or personal property contained within the space. Within 10 days of the Lease Commencement Date, Tenant shall provide a Certificate of Insurance to Landlord. Landlord, Woodcrest Enterprises Inc., and its affiliates shall be named as additional Insureds under Tenant's Insurance policy. Within 7 days of Landlord's request during the Term, Tenant shall provide Landlord with the requested proof of insurance. Tenant within 10 days of the Lease Commencement Date shall register with MyCOL, Landlord's Insurance Certificate Manger.

ASSIGNMENT: 17. Tenant shall not (a) assign the Lease, (b) sublet the Premises or any part thereof, or (c) permit the sale or transfer of any ownership interest in Tenant which results in a change of control or management of Tenant, without Landlord's prior written consent and payment to Landlord of an assignment fee in the amount of \$2,500. No assignment, sale of business, or subletting of the Premises shall release Tenant from any obligations hereunder.

DAMAGE TO PREMISES: 18. A. In the event the Premises are partially damaged or destroyed or rendered partially unfit for occupancy by fire, tornado, hurricane, earthquake or other storm/weather related catastrophe, Tenant shall give immediate notice to Landlord, who shall thereupon at Landlord's expense repair the damage and restore the Premises to substantially the condition in which they were immediately prior to the happening of the casualty, however, if the Premises are totally destroyed or deemed by the Landlord to be rendered wholly unfit for occupancy by fire, tornado, hurricane, earthquake or other storm/weather related catastrophe, or if the Landlord shall decide not to repair or rebuild, this Lease shall terminate and Minimum Rent, CAM, and Taxes and Insurance shall be paid to the time of such destruction or catastrophe. Tenant is responsible for any damage and related repairs to the interior of the Premises or adjoining spaces as a result of Tenant's negligence, water leakage or any equipment malfunction.

B. In the event that there is any damage to the Premises, adjoining spaces, the Shopping Center, or Landlord's property in general related to any Tenant's equipment, plumbing, electrical, or due to Tenant's negligence or business activities, Tenant will be held responsible whether or not Tenant's Insurance Policy is active. Landlord reserves the right to make any necessary repairs and bill back the responsible Tenant accordingly.

LATE FEE: 19. It is understood that each individual monthly rental installment payment consisting of: (1) Rent; (2) applicable CAM charges; (3) applicable Taxes and Insurance charges; and (4) all other charges due hereunder shall be paid to Landlord on or before the first day of each month ("Due Date") without offset or deduction of any nature. In the event any rental installment payment is not received within five (5) days of the Due Date, it is agreed that Tenant will pay a late payment penalty fee of 10% plus \$10.00 per day from the Due Date for each monthly rental installment payment not received or

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received late. It is not intended that the late payment penalty fee be construed as interest in any way.

**EVENTS
OF DEFAULT:**

20. The following events shall be deemed to be events of default by Tenant under this Lease:

- (A) Tenant shall fail to pay an installment of Minimum Rent, CAM, Taxes and Insurance, or any other obligation hereunder involving the payment of money when due;
- (B) Tenant shall fail to comply with any term, provision, rule, regulation, or covenant of this Lease;
- (C) Tenant or any guarantor of Tenant's obligations under this Lease shall become insolvent, or shall make a transfer in fraud of creditors, or shall make an assignment for the benefit of creditors;
- (D) Tenant or any guarantor of Tenant's obligations under this Lease shall file a petition under any section or chapter of the National Bankruptcy Act, as amended, or under any similar law or statute of the United States of America or any State thereof; or Tenant or any guarantor of Tenant's obligations under this Lease shall be judged bankrupt or insolvent in proceedings filed against Tenant or any guarantor of Tenant's obligations under this lease thereunder;
- (E) A receiver or Trustee shall be appointed for the Premises or for all or substantially all of the assets of Tenant or any guarantor of Tenant's obligations under this Lease.
- (F) Tenant shall desert or vacate, or shall commence to desert or vacate, the Premises or any substantial portion of the Premises, or Tenant shall remove or attempt to remove, without the prior written consent of Landlord, all or a substantial value of Tenant's goods, wares, equipment, fixtures, furniture or other personal property;
- (G) In the event of lockout of Tenant by Landlord; Landlord may assess Tenant a non-refundable administrative fee of \$500;
- (H) Tenant fails to maintain Insurance as specified in Paragraph 17 of this Lease agreement; and/or
- (I) Tenant shall do or permit to be done anything, which creates a lien upon the Premises.

21. Without any notice or demand whatsoever, Landlord may take any one or more of the actions permissible at law to insure performance by Tenant of Tenant's covenants and obligations under this Lease. In this regard, it is agreed that if Tenant deserts or vacates the Premises, Landlord may enter upon and take possession of the Premises in order to protect the Premises from deterioration and continue to demand from Tenant the monthly rentals and other charges provided in this Lease without any obligations to relet; but that if Landlord does, at its sole discretion, elect to relet the Premises, such action by Landlord shall not be deemed as acceptance of Tenant's surrender of the Premises unless Landlord expressly notifies Tenant of such acceptance in writing. Tenant hereby acknowledges that Landlord shall otherwise be reletting as Tenant's agent, and Tenant hereby agrees to pay to Landlord on demand any commission for reletting the Premises of 6% of the sum of all rental payments under the new lease plus any deficiency that may arise between the monthly rentals and other charges provided in this Lease and those actually collected by Landlord. Tenant further agrees in this regard that in the event of any default described herein Landlord shall have the right to enter upon the Premises by force if necessary without being liable for prosecution or any claim for damages therefore. Tenant will also be responsible for any repairs or environmental contions caused by Tenant.

**DEFAULT OF
TENANT:**

22. In case of default in any of the covenants herein, or if Tenant abandons the Premises, Landlord may enforce the performance of this Lease in any modes provided by law, and this Lease may be forfeited at Landlord's discretion. If, on account of breach or default by Tenant of any of Tenant's obligations hereunder, it shall become necessary for the Landlord to employ an attorney then, in any such event, any reasonable amount incurred by Landlord as attorney's fees shall be paid by Tenant. Failure of Landlord to insist in any one or more instances upon the strict performance of any of the covenants or conditions of the Lease shall not operate as a waiver of any future breach by Tenant

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of any of said covenants or conditions. When Landlord desires, Landlord may demand a final settlement.

HOLDING OVER:

23. In the event Tenant holds over after the expiration of this Lease, Tenant shall be deemed to be occupying the Premises as a tenant from month to month at a monthly rental of one hundred fifty percent (150%) of the last monthly rental amount paid hereunder; such tenancy shall be subject to all the other conditions, provisions and obligations of this Lease insofar as the same are applicable to a month to month tenancy. This provision shall not be construed as an extension of this Lease but is to defend any holding over, with or without consent of the Landlord.

ACCESS:

24. Landlord may during the Term of this Lease, at reasonable times, enter the Premises to view, inspect, and show to prospective purchasers or tenants.

REALTORS FEE:

~~25. Landlord agrees to pay in Fort Worth, Tarrant County, Texas, to the Principal Realtor, Woodcrest Real Estate, a commission for negotiating this Lease of six percent (6%) of the total gross rental, and the same commission for each period of occupancy of the Premises by Tenant beyond the Term, whether such continued occupancy be caused by renewal or extension of this Lease, or by holding over, or otherwise, and whether upon the same or different terms, conditions or covenants of this Lease.~~

EXHIBITS:

26. All exhibits, attachments, annexed instruments and addenda referred to herein shall be considered a part hereof for all purposes with the same force and effect as if copied at full length herein.

LANDLORD'S LIEN:

27. In addition to the statutory landlord's lien, Tenant grants to Landlord, to secure the payment of all rental and other sums of money due and to become due hereunder and the faithful performance of this Lease by Tenant, a security interest in and an express contractual lien upon all goods, inventory, merchandise, works in progress, equipment, fixtures, furniture, improvements, chattels, accounts, general intangibles, and other personal property of Tenant now or hereafter situated on or relating to Tenant's use of the Premises, and all proceeds therefrom, including but not limited to proceeds of any insurance which may accrue to Tenant by reason of destruction of or damage to any such property (the "Collateral"). The Collateral shall not be removed from the Premises, without the express written consent of Landlord. Upon the occurrence of an Event of Default, Landlord may, in addition to all other remedies, without notice or demand except as provided below, exercise the rights afforded a secured party under the Uniform Commercial Code of the State in which the Building is located (the "UCC"). In connection with any public or private sale of the Collateral, Landlord shall only be required to give Tenant five-days' prior written notice of the time and place of any public sale of the Collateral or of the time after which any private sale or other intended disposition thereof is to be made, which is expressly agreed by Tenant to constitute reasonable notice of such sale or other disposition of the Collateral. Tenant grants to Landlord a power of attorney to execute and file any financing statement or other instrument necessary to perfect Landlord's security interest under this Section 27, which power is coupled with an interest and is irrevocable during the Term. Landlord may also file a copy of this Lease or this provision as a financing statement to perfect its security interest in the Collateral.

NOTICES:

28. Unless specifically stated otherwise in this Lease, all notices, waivers, and demands required or permitted hereunder shall be in writing and delivered to the addresses set forth below, by one of the following methods: (a) hand delivery, whereby delivery is deemed to have occurred at the time of delivery; (b) a nationally or regionally recognized overnight courier company, whereby delivery is deemed to have occurred the business day following deposit with the courier; (c) registered U.S. mail, signature required and postage-prepaid, whereby delivery is deemed to have occurred on the third business day following deposit with the United States Postal Service; or (d) electronic transmission (facsimile or e-mail) provided that the transmission is completed no later than 4:00 p.m. CST on a business day and the original also is sent via overnight courier or U.S. Mail, whereby delivery is deemed to have occurred at the end of the business day on which electronic transmission is completed.

Addresses for Notices: (Excluding the Premises)

Tenant:

Romero Soriano Seilyn Ondina
706 Mill St
Picayune, MS 39466-4426

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Landlord:

Slidell LLC, a Texas Limited Liability Company
3113 S. University Drive #600
Fort Worth, TX 76109

Any changes to Notice Address must be provided to Landlord in writing within 15 days of address change.

ESTOPPEL:

29. Tenant agrees that it will from time to time upon request by Landlord execute and deliver to Landlord, within 7 days of Landlord's request, a statement in recordable form certifying that this Lease is unmodified and in full force and effect (or if there have been modifications, that the same is in full force and effect as so modified) and contain other information which Landlord may require.

SUBORDINATION OF LEASE:

30. Tenant accepts this Lease subject and subordinate to any mortgage, deed of trust, or other lien presently existing or hereafter placed upon the Premises or the Shopping Center and to any renewals or extensions thereof. Landlord is hereby irrevocably vested with full power and authority to subordinate this Lease to any mortgage, deed of trust, or other lien hereafter placed upon the Premises or the Shopping Center, and Tenant agrees upon demand to execute such further instruments subordinating this Lease as Landlord may request.

LIABILITY:

31. The liability of Landlord to Tenant for any default by Landlord under the terms of this Lease shall be limited to the proceeds of sale on execution of the interest of Landlord in the Premises; and Landlord shall not be personally liable for any deficiency.

RELOCATION:

32. By providing Tenant with no less than 90 days advanced written notice, Landlord may require Tenant to relocate to another location in the Property, provided that the other location is equal in size or larger than the Premises than occupied by Tenant and contains similar leasehold improvements. Landlord will pay Tenant's reasonable out-of-pocket moving expenses for moving to the other location.

INTEGRATION:


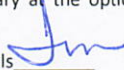
33. This contract contains the complete agreements between the parties and cannot be varied except by the written agreement of the parties. The parties agree that there are no oral agreements, understandings or warranties which are not expressly set forth herewith.

COMMON AREAS:

34. A. "Common Areas" means all areas, facilities, and improvements provided in the Shopping Center for the convenience and use of patrons of the Shopping Center, and shall include, but is not limited to, all areas, all parking areas and facilities, sidewalks, stairways, service corridors, truck ways, ramps, loading docks, dumpster areas, delivery areas, landscaped areas, plazas, access and interior roads, electrical/mechanical sprinkler and similar areas and facilities situated within the Center which are not reserved for the exclusive use of any Center occupants. Landlord may, from time to time, in its sole discretion, change the size, location, nature and/or use of any part of the common area.

B. CAM costs shall include: all costs and expenses of maintaining and repairing the Center; all supplies and materials used in the operation and maintenance of the Center and parking lot; general maintenance costs and expenses incurred in connection with the Center and parking lot including but not limited to: security, maintenance of all landscaping, non-Tenant alterations and decorations, all labor utilized and supplies consumed with respect to any general Shopping Center maintenance, exterior window cleaning, grounds cleaning, utilities including common area (electricity, gas, water, sewer, drainage, etc.), management costs of the Shopping Center (including any management fee payable by Landlord with respect to the Shopping Center), wages, salaries, fees, taxes, unemployment and disability insurance, social security benefits and any other expenses reasonably incurred with respect to all personnel engaged in the operation, maintenance and leasing, or security of the Shopping Center, which amounts shall be appropriately prorated to the extent such personnel are also engaged in services for other projects or buildings. Tenant may request to review the operating expenses incurred by Landlord for the Shopping Center upon 30 days written notice to the Landlord at the office of the Landlord.

C. Landlord shall at all time have the sole and exclusive control, management and direction of the Common Areas and the right to make reasonable changes to the Common Areas, and may at any time exclude and restrain any person from use or occupancy thereof. The rights of Tenant in and to the Common Areas are subject to the rights of others to use the same in common with Tenant. Landlord may at any time and from time to time close all or any portion of the Common Areas to make repairs, improvements, alterations or changes, and, to the extent necessary at the option of

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Landlord, to prevent a dedication thereof or the accrual of any rights to any person or to the public therein.

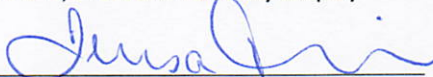
D. Tenant acknowledges that Landlord makes no representation or warranties regarding whether or not Landlord will provide security services or, if so, what form of security services will be provided.

OTHER PROVISIONS: 35. None.

This Lease may be executed in multiple counterparts, with a copy as valid and enforceable as the original.

EXECUTED the 2 day of Jan., 2025²⁶

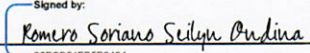
LANDLORD:
Slidell LLC, a Texas Limited Liability Company





Teresa Manire, Manager
Woodcrest Holdings, LLC
General Partner

TENANT: TENANT NAME

PRINTED NAME: Romero Soriano Seilyn Ondina

Signed by: _____
BY:  _____
00ECB54EB5B8404

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GUARANTY

In order to induce Slidell LLC, a Texas Limited Liability Company ("Landlord") to execute the foregoing shopping center lease (the "Lease") with Romero Soriano Seilyn Ondina ("Tenant") for a certain Demised Premise in Stirling Slidell Centre, City of Slidell, LA the undersigned (whether one or more than one) has guaranteed, and by this instrument does hereby guarantee, the payment and performance of all liabilities, obligations and duties (including, but not limited to, payment of rent) imposed upon Tenant under the terms of the Lease as if the undersigned has executed the Lease as Tenant hereunder. This Guaranty binds the Guarantor for any subsequent lease renewals.

The undersigned hereby waives notice of acceptance of this Guaranty and all other notices in connection herewith or in connection with the liabilities, obligations and duties guaranteed hereby, including notices of default by Tenant under the Lease, and waives diligence, presentment and suit on the part of Landlord in the enforcement of any liability, obligation or duty guaranteed hereby.

The undersigned further agrees that Landlord shall not be the first required to enforce against Tenant or any other person any liability, obligation or duty guaranteed hereby before commencing enforcement thereof against the undersigned. Suit may be brought and maintained against the undersigned by Landlord to enforce any liability, obligation or duty guaranteed hereby without joinder of Tenant or any other person. The liability of the undersigned shall not be affected by any indulgence, compromise, settlement or variation of terms which may be extended to Tenant by Landlord or agreed upon by Landlord and Tenant, and shall not be impaired, modified, changed, released or limited in any manner whatsoever by any impairment, modification, change, release, or limitation of the liability of Tenant or its estate in bankruptcy, or for the enforcement thereof, resulting from the operation of any present or future provision of the Federal Bankruptcy Act, or any similar law or statute of the United States or any state thereof. Landlord and Tenant, without notice or any consent by the undersigned, may at any time or times enter into such extensions, amendments, assignments, subleases, or other covenants with respect to the Lease as they may then deem appropriate and the undersigned shall not be released thereby, but shall continue to be fully liable for the payment and performance of all liabilities, obligations and duties of Tenant under the Lease as so extended, amended, assigned or otherwise modified.

It is understood that other agreements similar to this guaranty may, at Landlord's sole option and discretion, be executed by other persons with respect to the Lease. This guaranty shall be cumulative of any such agreements and the liabilities and obligations of the undersigned hereunder shall in no event be affected or diminished by reason of such other agreements. Moreover, in the event Landlord obtains another signature of more than one guarantor on this page or by obtaining additional guarantee agreements, or both, the undersigned agrees that Landlord, in Landlord's sole discretion, may (i) bring suit against all guarantors of the Lease, jointly and severally or against any one or more of them, (ii) compound or settle with any one or more of the guarantors for such consideration as the Landlord may deem proper, and (iii) release one or more of the guarantors from liability. The undersigned further agrees that no such action shall impair the rights of Landlord to enforce the Lease against any remaining guarantor or guarantors, including the undersigned.

The undersigned agrees that if Landlord shall employ an attorney to present, enforce, or defend any of Landlord's rights or remedies hereunder, the undersigned shall pay any reasonable attorney's fees incurred by Landlord in connection therewith.

This agreement shall be binding upon the undersigned and the successors, heirs, executors and administrators of the undersigned, and shall inure to the benefit of Landlord and Landlord's heirs, executors, administrators, and assigns

EXECUTED this _____ day of _____, 2025.
to be effective the same day as the effective date of the Lease.

GUARANTOR: Romero Soriano Seilyn Ondina

Signed by:
Romero Soriano Seilyn Ondina

Home Address: 706 mill street

City, State, Zip Picayune MS 39466

Cell Number: 2516008593

Email Address: Seilynromero2024@gmail.com

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Exhibit "A"



DEC 26 2025 202512260001231 TOLULOPE O ODEJIMI 4227 PALMER DR MAN KES SPICY 9JA SUYA INCOMING WIRE

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Thank You!

Tiffany Garrett
Woodcrest Capital
3113 S. University Dr., 6th Floor
Fort Worth, Texas 76109
tiffany@woodcrestcapital.com
Phone: 817-927-0050
Fax: 817-927-1769

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