

COMMERCIAL LEASE

1405 Oak Tree Road, Iselin, NJ 08830 - Store # B2

This lease is made on, **May 10th , 2025**, between

Ameecar Inc, having its office located at **1405 Oak Tree Road, Iselin, NJ 08830**, hereinafter referred to as the Landlord, and

Tenant **Sumun Sohail. individual and as a guarantor SS # ***-**-******, having its residence located at 340 Prospect Ave, Avenel NJ 07001 , hereinafter referred to as the tenant.

WITNESSETH: That the Landlord hereby leases to the Tenant, and the Tenant hereby leases from the Landlord for the term and rentals hereinafter specified, the premises described as follows, situated in **Iselin section of Woodbridge Township, Middlesex County, in State of New Jersey** described as **1405 Oak Tree Road, Iselin, N.J. 08830, Store # B2**

Upon the following Terms and Conditions

- 1. Term:** This Lease is for a term of Five (5) years commencing on **May 10, 2025 (May Tenth Twenty Five)** and ending on **May 09, 2030 (May Ninth Twenty Thirty)**. Any renewal options for additional terms shall be as per mutual agreement. Tenant is permitted to make interior decoration to the unit at its own expense, obtain all required permits from Woodbridge Township in accordance with the Woodbridge Township ordinances.
- A. Rent:** The rent for the leased term shall be **Four Thousand (\$4000.00) monthly for the first two years. (Fourty Eight Thousand Dollars (\$48,000) annually)**. Then the Rent will be increased **\$200 per month each additional year. Rent schedule is attached as a part of this lease.**
- B. Rent is due and payable monthly in advance on the tenth (10th) day of each calendar month, during the term of this lease. All rental payments shall be made payable to Ameecar Inc at the address 1405 Oak Tree Road, Iselin, NJ 08830 as specified above.**
- C. Rent will remain at \$4000 per month for the first and second year Then it will be increased by \$200 per month for each additional year as described in schedule attached below.**
- D. Security Deposit.** The Tenant shall deposit with the Landlord at the time of signing this lease, **Twelve Thousand Dollars (\$12,000)** as security deposit for the performance of Tenant's obligations. This security deposit shall not be applied as rent to any month. It is agreed that the total amount of \$12,000 is useable anywhere by Ameecar Inc. Security deposit is to be returned upon termination without any interest, on the full and faithful performance by tenant of all the provisions mentioned in this lease or any attached amendments. Default of any part of this lease or attached amendments, may cause tenant to forfeit the security deposit in entirety.