

# COMMERCIAL LEASE AGREEMENT

1. **THE PARTIES.** This Commercial Lease Agreement ("Agreement") is made on 1/1/2023, by and between:

Landlord: Bill Brasky with a mailing address of 2436 Naples Avenue, Panama City FL 32405 ("Landlord"), who agrees to lease the Premises to:

Tenant: Kerri Zhang with a mailing address of 800 Washington St Denver CO 80203 ("Tenant"), who agrees to rent the Premises under the following terms:

Landlord and Tenant are each referred to herein as a "Party" and, collectively, as the "Parties."

2. **LEASED PREMISES.** The Landlord agrees to lease to the Tenant the following described space:

Street Address: 3553 Brandywine Street Northwest, Washington DC 20008

Type of Space: Office Space

Square Feet: 3500 SF

Other Description: Includes Meeting rooms and Car Parking

Hereinafter known as the "Premises."

3. **TERM.** This Agreement shall be considered a: (check one)

☒ - **Fixed Lease.** The Tenant shall be allowed to occupy the Premises starting on 1/15/2023 and ending on 1/15/2026.

☐ - **Month-to-Month Lease.** The Tenant shall be allowed to occupy the Premises on a month-to-month arrangement starting on \_\_\_\_ and ending upon written notice of 30 days from one Party to the other.

Hereinafter known as the "Initial Term."

4. **SECURITY DEPOSIT.** The Tenant is obligated to pay: (check one)

☒ - **No Security Deposit.**

☐ - **Security Deposit Required.** The Tenant is required to pay \$\_\_\_\_ and shall be due and payable in advance of the Initial Term and shall be held in escrow by the Landlord in a separate bank account as security for the

successful performance of the terms and conditions of this Agreement.  
The Security Deposit may not be used to pay the last month's rent.

5. **RENT.** During the Initial Term, there shall be: (check one)

☐ - **No Rent Increases.**

Monthly Rent: \$6000

☒ - **Increases in Rent.** The Tenant shall be obligated to pay rent for the Initial Term in accordance with the following time periods: 11 months

Hereinafter known as the "Base Rent."

6. **PARKING.** The Premises shall have the following: (check one)

☐ - **No Parking Provided.** The Tenant acknowledges that the Landlord shall provide no parking on the Premises.

☐ - **Parking Provided.**

a.) Type of Parking. The Landlord agrees to provide: (check one)

☐ - **Shared or Common Parking.**

☒ - **Designated Parking.** A minimum of 8 parking space(s).

b.) Parking Fees. The parking space(s) come with: (check one)

☐ - **No Fee.** The Tenant shall not pay a fee for parking access.

☒ - **Monthly Fee.** The fee for the parking spaces shall be \$1000 per month for ☐ each ☒ all parking space(s).

7. **NOTICES.** Payments and notices shall be addressed to the following:

Landlord

Name: Bill Brasky Phone: 588-955-8989

Address: 2436 Naples Avenue, Panama City FL 32405

E-Mail: Bill@Brasky.com

Tenant

Name: Kerri Zhang Phone: 866-203-8688

Address: 800 Washington St Denver CO 80203

E-Mail: Kerri@Zhang.com

8. **AMENDMENT.** No amendment of this Agreement shall be effective unless reduced to writing and subscribed by the Parties with all the formality of the original.

9. **BINDING EFFECT.** This Agreement and any amendments thereto shall be binding upon the Landlord and the Tenants and/or their respective successors, heirs, assigns, executors, and administrators.
10. **ATTACHMENTS.** The following attachments are incorporated herein: (check all that apply and describe)

☐ - None

11. **ADDITIONAL TERMS & CONDITIONS.**

IN WITNESS WHEREOF, the Parties have indicated their acceptance of the terms and conditions of this Agreement by their signatures below on the dates indicated.

**Landlord's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Print Name: \_\_\_\_\_

**Tenant's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Print Name: \_\_\_\_\_

**Tenant's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Print Name: \_\_\_\_\_