

LAUNDRY SPACE LEASE

Date: September 28, 2020

Lessor:

INTERNATIONAL VILLAGE ASSOCIATION, INC.

3700 INVERRARY DRIVE #101

LAUDERHILL, FL 33319

Lessee:

COMMERCIAL LAUNDRIES, INC.

8510 NW 56 ST

MIAMI, FL 33166

Leased Property Location Identified As:

3650, 3660, 3670, 3680, 3690, 3700, 3710, 3720, 3730, 3740, 3750, 3760 INVERRARY DRIVE

LAUDERHILL, FL 33319

That space identified as the laundry space, consisting of the identifiable separate room or rooms; or particular alcove or space is designated as Laundry Space and is the space leased pursuant to this agreement.

No. of Buildings: 11

Approximate Size of Room or Rooms: _____

No. of Apt. Units in Complex: 832

COMMERCIAL LAUNDRIES, INC., its successors and assigns, hereinafter called Lessee, does hereby agree with INTERNATIONAL VILLAGE ASSOCIATION, INC., its heirs, successors, administrators and assigns, hereinafter called Lessor, at the location identified on the cover sheet (or as further described by the legal description, if attached, and made a part hereof) does enter into this Lease as follows:

1. LEASE TERM, USAGE AND EXPIRATION DATE

In consideration of the mutual covenants contained herein, Lessor agrees to lease all space designated by this Lease in the residential complex described above, on an exclusive basis, to Lessee for a period of ten (10) years. Said space is located inside a residential building or in a separate building, or in space on the property. As more fully stated elsewhere, the particular space has been pointed out to Lessee, and Lessee relies on such representation and in the event of any question, the parties agree that the Lessee's identification of the space shall be conclusive. Commencement Date of the Lease shall be the first day of the month following the month in which Lessee's equipment is installed. Expiration of the Lease term, for the entire complex, shall be ten (10) years from the first day of the month following the month in which the installation is completed.

2. USE OF PREMISES, EQUIPMENT, TITLE AND ACCESS

The Lessee does agree to operate at, on, in the demised premises, an 8AM - 10PM daily self-service laundry. Title to said equipment shall remain with the Lessee at all times. Lessor agrees that Lessee shall have the right to quiet enjoyment of the demised premises, including unobstructed access to and from until the expiration of the Lease term or any extension thereof. Commercial Laundries agrees to maintain liability insurance and carry workers' compensation insurance, and also agrees to name Lessor as an additional named insured on its policy. (Certificate attached)

3. MAINTENANCE, REPAIRS, UTILITIES

Lessee shall have the risk and responsibility for its own equipment and pricing, placed on the premises. Lessor shall be responsible for structural repairs to the premises and all systems providing utilities to the space. Lessor will supply, install and maintain all necessary facilities in the demised premises required for the operation of said laundry equipment, including but not limited to electricity, internet or gas, if required, hot and cold water, water disposal, including hoses, gas lines, ductwork, painting, flooring, floor drains and lighting, and provide daily janitorial service and lint disposal at their cost and expense.

4. RENTAL TERMS

Lessee will pay rental for said space, inclusive of sales tax, and less any property taxes, license and occupational fees (not to exceed \$1.00 per machine, per month) computed on 55 % of the net proceeds from processor from the operation of said equipment. Said rental will be paid monthly by check to the office of the Lessor. Lessor also will allow Lessee to deduct any refunds and card purchases from gross collection.

5. NOTICES

All notices required under this Lease shall be made by Certified Mail, return receipt requested, in writing, to the addresses of the Lessor and Lessee described herein until further written notice.

6. CONSTRUCTIVE EVICTION AND EXCLUSIVE

The Lessor shall not move or remove, disconnect or tamper with the Lessee's machines or restrict access for any reason whatsoever. Lessor further agrees that it will not permit any other coin, token, card or free laundry machines for the use of its tenants or unit owners on the premises, or inside individual units whether the same be owned and operated by the Lessor or others. Lessor shall enforce its rules and regulations which prohibits the installation of clothes washers and dryers inside the individual units, and is committed to taking necessary action to enforce future compliance with this rule. To that end, Lessor agrees to use its reasonable best and all efforts to remove any clothes washers and dryers when found inside individual units. The Lessor shall promptly report any machine malfunction to the Lessee. The Lessee is responsible for servicing or repairing the equipment within 24 hours of notice. A failure to respond to service calls in a timely manner, within five (5) business days excluding weekend and holidays shall constitute a breach of this agreement. A breach of the covenants contained in this Paragraph or in Paragraphs Two (2) or Three (3) shall be deemed to constitute Constructive Eviction and the remedies described in this Agreement shall apply.

INITIAL HERE:	
I.B	[Signature]

7. ASSIGNMENT

The Lease shall be binding upon and inure to the benefit of the heirs, assigns, administrators, executors and successors of both the parties hereto. Lessor does represent that in the event the Lessor's property is sold or transferred, the Lessor will notify Lessee at least five (5) days before final closing and the purchaser or transferee shall be notified of the existence and the obligations of this Lease. Failure of the Lessor to secure an assumption of this Lease by the purchaser or transferee shall not serve to relieve any subsequent Lessor of all obligations of Lessor hereunder. Should the building become less than seventy-five (75%) percent occupied during any term, this term shall be extended for the same period of time as the occupancy was less than seventy-five (75%) percent. Lessor agrees to provide Lessee with documentation when requested reflecting occupancy levels.

8. BREACH AND REMEDIES

In the event either party defaults in the performance in any material terms of this Agreement, the non-defaulting party shall give the defaulting party written notice by United States certified mail, return receipt requested, postage paid, specifying the nature of such default and identifying the specific provision in this Agreement which gives rise to the default. The defaulting party shall have thirty (30) days to either (i) notify the non-defaulting party that no default occurred and provide irrefutable evidence thereof, (ii) cure the default, or (iii) if such default is incapable of cure within such thirty (30) day period, commence curing the default within such thirty (30) day period and diligently and continuously proceed to cure such default. Each party has the right to specific performance in the event of a default and may pursue any other available legal remedies against the defaulting party. This Lease may only be terminated after due process and a ruling by a court of law. If this Lease is terminated pursuant to the provisions hereof, Lessee shall have the right of access to the Leased Premises within thirty (30) days from the effective date of termination of this Lease for the sole purpose of removing the Equipment therefrom. Upon removing the Equipment from the Leased Premises, Lessee shall restore the Leased Premises to the condition in which it existed prior to Lessee's Equipment installation (normal wear and tear accepted). In the event that Lessee does not remove the Equipment from the Leased Premises within thirty (30) days from the effective date of termination of this Lease, the Lessor has the right to remove the Equipment and store such Equipment at Lessee's sole expense.

In the event either party is involved in a legal proceeding arising out of this Lease, a breach of the Lease, or threatened breach, the prevailing party shall be entitled to reasonable attorney's fees incurred as a result thereof, together with all other costs or any other relief as provided by law. Failure (or delay) to exercise a right under this Lease by Lessee shall not constitute a waiver of such right.

9. NOTICE OF DEFAULT

Either party shall never be adjudged in default under this lease until thirty (30) days after receipt of written notice of any alleged violation and, thereafter, until a reasonable time, if due to conditions beyond Party's control and Party may cure said alleged violation within the time permitted.

10. AUTHORITY

The Lease is entered into by Lessor through its duly authorized agent or owner with full knowledge of the contents hereof and acquiescence thereto by the owner of the demised premises.

11. INTERPRETATION, VENUE, MODIFICATION

This Agreement shall be interpreted under, and governed by, the laws of the State of Florida. The parties hereto agree that any action relating to this Lease shall be instituted and prosecuted in the courts of Broward County, State of Florida and each party hereto waives the right to change of venue or Trial by Jury. If any provision hereof is held invalid by a Court of competent jurisdiction, it shall be automatically deleted and all remaining provisions shall remain in full force and effect. The paragraph headings used herein are for convenience only and do not constitute any significance by themselves.

INITIAL HERE:	
L.B	J.P

12. RADON GAS NOTICE

Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit. Pursuant to § 404.056(8), Florida Statutes.

13. This Agreement consists of four (4) pages, and attachments and addendums, if any.

ACCEPTED: Date 9/29/2020

ACCEPTED: Date 10/14/2020

LESSOR: INTERNATIONAL VILLAGE ASSOCIATION, INC.

LESSEE: COMMERCIAL LAUNDRIES, INC.

By: [Signature]
Signature
MELBA BARON
Print Name
Board member
Title

By: [Signature]
Signature
JH Stewart
Print Name
Title

Witnesses: [Signature]
Signature
CHRISTINE BATES
Print Name
[Signature]
Signature
GENOVEVA GONZALEZ
Print Name

Witnesses: [Signature]
Signature
Adrian RENEZ
Print Name
[Signature]
Signature
Edrian Dilore
Print Name

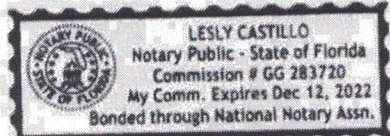
STATE OF)
COUNTY OF) SS

I HEREBY CERTIFY THAT on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, Melba Baron to me well known to be the person described and whom executed the foregoing lease, and he executed the same freely and voluntarily for the purpose therein expressed.

WITNESS my hand and official seal at Lauderhill County of Broward State of Florida this 29 day of September 2020.

[Signature]
NOTARY PUBLIC, STATE OF AT LARGE

STATE OF)
COUNTY OF) SS



I HEREBY CERTIFY THAT on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, _____ to me well known to be the person described and whom executed the foregoing lease, and he executed the same freely and voluntarily for the purpose therein expressed.

WITNESS my hand and official seal at _____ County of _____ State of _____ this _____ day of _____, 20_____.

NOTARY PUBLIC, STATE OF AT LARGE

**ADDENDUM TO LAUNDRY SPACE LEASE
BETWEEN
INTERNATIONAL VILLAGE ASSOCIATION, INC. AND
COMMERCIAL LAUNDRIES, INC.**

This Addendum is made and entered on this 28th day of September, 2020 by and between Commercial Laundries, Inc. ("Lessee") and International Village Association, Inc. for property located at 3700 Inverrary Drive Lauderhill, FL 33319 ("Lessor"), and shall refer to and modify the Lease between the parties, dated September 28, 2020 ("Lease"). The terms and conditions contained in this Addendum shall take precedence and control over the terms contained in the Lease in the event of a conflict.

- Commercial Laundries agrees to pay Lessor \$85,000.00, as a one-time signing bonus.
- Commercial Laundries agrees to install (66) brand new, card & smart app operated, energy efficient Speed Queen quantum top load washers model #SWNNX2SP115TW01 and (66) brand new, card & smart app operated, energy efficient Speed Queen quantum electric dryers model #SDENXRGS173TW01. Base price will be set to \$1.50 per load which is confirmed until December 31, 2020.
- Commercial Laundries agrees to install eleven (11) card-to-card, smart card value transfer machines (VTM) and will provide the first smart card to each apartment unit, each pre-loaded with \$5.00, at no charge to the property.
- Commercial Laundries agrees to clean and repair the dryer ventilation system upon the removal of old equipment, as a one-time signing bonus.
- Commercial Laundries agrees to respond to all service calls within 24 working hours of notification, excluding weekends and holidays.

All other terms and conditions of the lease are hereby ratified and remain in full force and effect.

Lessor:


International Village Association, Inc.

Date: 10-6-2020

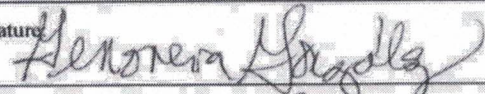
Signature: 

Print Name: ITZHAK BARAN

WITNESSED:

Signature: 

Print Name: CHRISTINE BATES

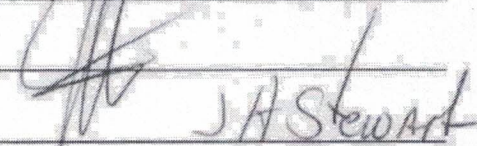
Signature: 

Print Name: GENOVEVA GONZALEZ

Lessee:

Commercial Laundries, Inc.

Date: 10/14/2020

Signature: 

Print Name: J.A. Stewart

WITNESSED:

Signature: 

Print Name: Adam RAPPAS

Signature: 

Print Name: Edrian Dilone

**Written Consent of Board of Directors
of International Village Association, Inc.,
a Florida Not-For-Profit Corporation**

The undersigned, being the majority of the members of the Board of Directors of International Village Association, Inc., a Florida not-for-profit corporation ("Association"), do hereby take the following action by written consent, which action will be ratified at the next duly noticed meeting of the Association's Board of Directors, and do hereby adopt the following action and declare it to be in full force and effect as if it was adopted at a regularly scheduled meeting of the Board of Directors of the Association.

BE IT RESOLVED, that Itzhak Baron, as Secretary of the Association, is hereby authorized to enter into, execute, and deliver, in the name of and on behalf of the Association, the Laundry Space Lease by and between the Association and Commercial Laundries, Inc.; and the Addendum to the Laundry Space Lease by and between the Association and Commercial Laundries, Inc., without further act or resolution by the Association's Board of Directors.

Dated as of September 29, 2020.

By: _____

Robert Yoanidis, Director

By: _____

Christine Bates, Director

By: _____

Genoveva Gonzalez, Director

GENOVEVA