LEASE AGREEMENT

This Lease Agreement ("Lease") is made and entered into as of the 11th day of APRIL, 2026, by and between **LAKEVIEW WELLNESS, INC.**, ("Lessee"), and **LAKE SANTEE MARINA, LLC**, ("Lessor").

RECITALS:

WHEREAS, Lessor and Lessee entered into a certain Lease Agreement dated June 1, 2024 (the "Original Lease"), concerning the premises located at 14 SW Santee Dr., Greensburg, IN 47240 (the "Leased Premises"); and

WHEREAS, Lessee took occupancy of the Leased Premises on June 1, 2024, and has held it continuously since; and

WHEREAS, Lessor and Lessee previously entered into a Lease Amending Agreement dated September 23, 2025 (the "Amendment"); and

WHEREAS, Lessor and Lessee now desire to enter into a new lease agreement concerning the Leased Premises, replacing the Original Lease and Amendment;

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

AGREEMENT:

1. **LEASED PREMISES**. that said Lessor, in consideration of the rents and covenants hereinafter stipulated to be paid and performed by said Lessee, does hereby demise, let and lease unto said Lessee the entire building, improvements, fixtures, sidewalks, parking areas, and appurtenances related thereto on the described premises known as the Lake Santee Marina located at 14 SW Santee Drive, Greensburg, In 47240, in Lot 13A of the Lake Santee Subdivision, with a parcel ID of 16-08-21-110-005.000-006, and including any carpet, drapes, appliances and mechanical equipment now located in said premises, any attached patio, and porch or balcony ("Leased Premises")
   This lease is intended to replace and supersede that certain lease agreement dated June 1, 2024, and all amendments thereto and incorporates the economic and structural terms agreed to therein.

2. **TERM.** To have and to hold the Leased Premises to Lessee for and during the term beginning on April 1, 2026, and ending on March 31, 2036, under and pursuant to the agreements, covenants, terms and conditions which are hereby agreed to by Lessor and Lessee and hereinafter set forth. However, either party may terminate this Lease by serving forty-five (45) days written notice to other party prior to first (1st) day of any month.

   Provided that Lessee is not in default under the Lease at the time of exercise or at the commencement of the renewal term, Lessee shall have the option to renew the Lease for one (1) additional term of ten (10) years (the "Renewal Term"). The Renewal Term shall commence immediately upon the expiration of the then-current Term of the Lease. Lessee shall exercise this option by providing written notice to Lessor no later than one hundred eighty (180) days prior to the expiration of the then-current Term. If Lessee timely exercises the renewal option, the Lease shall continue for the Renewal Term upon the same terms and conditions contained in the Lease, except as otherwise agreed to by the parties in writing. If Lessee fails to provide timely written notice of its intent to exercise the renewal option, the option shall automatically expire.

3. **RENT.** Lessee agrees to pay as rent for said Leased Premises the sum of one dollar ($1.00) per year for the term of the lease, each payable in advance on the 1st day of April of each year

during said term, without relief from valuation or appraisement laws, beginning on April 1, 2026 said rent to be payable at the office of Lessor or his agent, or such other place as Lessor may from time to time designate. All late payments and non-sufficient fund checks will be subject to a service charge of $20.00. Until otherwise notified by Lessor in writing, Lessee should forward all rent to:

Lake Santee Marina LLC
13 SW Wrenn Pkwy,
Greensburg, IN 47240
Attn: Steve Knight, President
E-mail: sknight751@gmail.com

Lessee also agrees to pay all separately metered charges, if any, for public utilities used in the Leased Premises as shown by the meter or meters belonging thereto, payable on the first day of each month following the charges. Said public utilities and other charges to be paid by Lessee shall include propane gas, electricity, and cable (if any). The propane tank will be filled to 80% at the termination of the lease.

4. **SECURITY DEPOSIT.** The sum of $500 Dollars ($500.00) has been paid by the Lessee as security and not as a rental payment, final or otherwise, for the full and faithful performance of all terms and conditions of this Lease and which sum shall be returned to the Lessee within 45 days following the satisfactory termination of this Lease. In the event of a breach or default by the Lessee in respect to any of the terms or conditions of this Lease, Lessor may apply such sum, or any part thereof, to any costs, damages, losses, or injuries caused by Lessee by such breach or default and without in any manner waiving or limiting Lessor's rights to further hold Lessee for costs, damages, losses or injuries otherwise due. No interest shall be paid on such deposit. Lessee hereby agrees not to look to the mortgagee, as mortgagee, mortgagee in possession, or successor in title to the property, for accountability for any security deposit required by Lessor hereunder, unless said sums have actually been received by said mortgagee as security for Lessee's performance of this Lease. Lessor will provide a written, itemized list of the amount due within 45 days after termination of the Lease. Lessee agrees that the security deposit may be used for the following purposes:

   (a) Reimbursement for actual damages not the result of normal wear and tear;

   (b) Payment of rental arrearages or rent due for premature termination; and

   (c) Reimburse Lessor for utility or sewer charges paid by Lessor which were unpaid by Lessee.

5. **USE OF LEASED PREMISES.** To use the Leased Premises for office, retail, professional services, training, and meeting purposes, together with any other lawful uses reasonably related thereto, including, in the future, fuel sales as permitted by applicable law.

   Lessee will not offer the premises for short-term rental which includes, but is not limited to, the use of short-term rental platform through which unaffiliated parties such as VRBO or Airbnb offer to rent a short-term rental to an occupant and collects consideration from the rental from the occupant. Lessee shall not make or permit any use of Leased Premises which, directly or indirectly is forbidden by public law, ordinance or government regulation, or which is dangerous to life, limb or property, or which will or tends to injure the reputation of the Leased Premises or the building, or which will be offensive or obnoxious to any tenant of the building or residents of the neighborhood, or which may invalidate or increase the premiums cost of any policy of insurance carried on the building or covering its operation.

   Lessee will comply with all written building regulations or house rules made by the Lessor and made known to Lessee by notice.

   Lessee shall not operate or permit to be operated a radio, stereo or television in any manner which might disturb other tenants or neighbors.

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6. **REPAIRS AND REDECORATION.** Except for reasonable wear and tear, Lessee shall, at Lessee's own expense, keep the Leased Premises, including walls, ceilings, floors, woodwork, paint, plaster, plumbing, pipes, light fixtures, hardware, glassware, and all other fixtures and equipment therein or appurtenant thereto, in good order, condition and repair and in a clean and sanitary manner and shall repair all broken or damaged items with others of same quality with Lessor's consent.

7. **ALTERATIONS.** Lessee shall not make any alterations in or additions to the Leased Premises without the prior written consent of Lessor.

8. **CARE OF LEASED PREMISES.** Lessee is and shall be responsible and liable for any injury or damage done to the Leased Premises or the building or grounds in which the same are located, by Lessee, family members or employees, or any other occupant thereof or other persons whom Lessee permits to be in or about the Leased Premises.

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   Lessee shall pay the expense of replacing all glass broken and shall replace keys lost or broken, and maintain the Leased Premises and all equipment, furnishings and fixtures therein belonging to Lessor in such condition, order and repair as the same are in at the commencement of the term, or may be put in during the term, reasonable wear and tear excepted.

9. **CONDITION OF LEASED PREMISES**. Lessee has examined the Leased Premises before signing this Lease, and agrees that the Leased Premises, building and the room or rooms are in acceptable condition. At termination of this Lease, Lessee shall return Leased Premises and equipment and fixtures in as good condition as when Lessee took possession, ordinary wear and tear excepted, failing which Lessor may restore Leased Premises, equipment and Lessee shall pay the cost thereof. Lessee is responsible for the removal of trash and garbage from the Leased Premises to the appropriate collection point and for maintaining the Leased Premises in a clean and sanitary condition.

10. **SUBLETTING OR ASSIGNMENT.** Lessee shall not allow or permit any transfer of this Lease or any interest under it or any lien upon Lessee's interest by operation of law. Lessee shall not assign or convey this Lease or any interest under it, or sublet the Leased Premises or any part thereof, or permit the use of or occupancy of the Leased Premises or any part thereof by anyone other than Lessee, without in each and every case the advance written consent of Lessor, which consent shall be within the sole discretion of Lessor.

11. **RESERVED RIGHTS.** Lessor reserves the following rights, with 24 hour notice,: (a) to enter the Leased Premises or any part thereof at all reasonable hours for inspection, repairs, alterations or additions, to exhibit the Leased Premises to prospective tenants, purchases or others, to display without molestation by Lessee "For Rent" and similar signs, and for any other purpose whatsoever related to the safety, protection, preservation or improvements of the Leased Premises on the building; (b) to enter the Leased Premises at any time or times during the last sixty days of the term, if during or prior to that period Lessee vacates the Leased Premises, to decorate, remodel, repair, alter or otherwise prepare the Leased Premises for reoccupancy; and (c) constantly to retain and use pass keys to the Leased Premises ("Reserved Rights"). The exercise of Reserved Rights by Lessor shall never render Lessor liable in any manner to Lessee or to any person in the Leased Premises.

12. **ABANDONMENT.** In the event Lessee shall abandon or vacate the Leased Premises before the end of the term or fail to pay rent promptly when due, the Leased Premises or any part thereof may be repossessed by the Lessor and relet upon terms satisfactory to Lessor, and Lessee shall be liable for deficiency resulting therefrom. Lessee's liability for deficiency includes, but is not limited to: painting, cleaning and repair costs, loss of rent for days of vacancy, and costs of obtaining a new tenant. Lessor may apply Lessee's security deposit to rectify any damage caused by Lessee's vacating or abandonment. Application of the security deposit shall not waive or limit Lessor's right to further hold Lessee for costs and damages,

losses or injury therein due. Lessee must provide Lessor with a thirty (30) day written notice prior to vacating the Leased Premises.

13. **SUBORDINATION.** This Lease and all rights of the Lessee hereunder are expressly understood and agreed to be subject and subordinate in all respects to the lien of any present or future mortgage or mortgages which may be placed upon said Leased Premises by Lessor or assigns of Lessor, and to all and every of the rights thereby acquired by the holder of any such mortgage or mortgages.

14. **QUIET ENJOYMENT.** Lessor hereby covenants with Lessee that, subject to the terms, conditions and covenants herein set forth, Lessee shall peacefully hold and enjoy the Leased Premises.

15. **RULES.** Lessee shall comply with all the rules and regulations now or at any time hereafter during the existence of this Lease adopted by Lessor, which are brought to the notice of Lessee, both in regard to the residence as a whole and as to the Leased Premises herein leased.

16. **BREACH OF LEASE.** Upon failure to pay any installment of rental when due and without demand made therefor, or if Lessee, without Lessor's consent, shall violate any of the terms of this Lease, it shall be lawful thereupon for Lessor to re-enter and repossess said Leased Premises, to remove all persons therefrom, and to take exclusive possession of and remove all property therefrom, and all rights of the Lessee as a tenant shall immediately cease, and for the purpose of such re-entry, Lessee hereby waives notice of any such failure or default and demand for possession of the Leased Premises.

    The failure on the part of the Lessor to re-enter or repossess the Leased Premises, or to exercise any of its rights hereunder upon any default, shall not preclude the Lessor from the exercise of any such rights upon any subsequent defaults. The acceptance of past due rent will in no event act as a waiver of Lessor's right to terminate Lease for non- payment of rent when due, and no notice or demand shall be required for enforcement thereof.

    Lessee agrees to pay reasonable attorney's fees, as well as all court costs, legal expenses, and other costs and expenses for the enforcement by the Lessor of any and all provisions of said Lease.

17. **HOLDING OVER.** If Lessee retains possession of the Leased Premises or any part thereof after termination of the Lease by lapse of time or otherwise without the consent of the Lessor after written notice from Lessor of Lessor's refusal to extend or renew said Lease, Lessee agrees to pay to Lessor, 125% of the monthly rent specified.

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    If Lessee shall occupy said Leased Premises after the expiration of this Lease and rent is accepted from the Lessee, such occupancy and payment shall be considered as an extension of this Lease on a month-to-month basis under the same terms and conditions.

    Month-to-month occupancy may be terminated by either party by serving forty-five (45) days written notice to other
    party prior to first (1st) day of any month.

18. **NOTICES.** All notices and demands authorized or required to be given to Lessee hereunder may be served upon Lessee in person or by mail addressed to Lessee at the Leased Premises.

19. **MOVE-IN.** Lessee hereby understands and agrees that at the time of move-in during/renovation all facilities, equipment and service may not be available for use. Lessor reserves the right to modify representations made to Lessee throughout the renovation period

regarding facilities, equipment and service.

20. RENTER'S INSURANCE. Lessee shall purchase renter's insurance for the length of the rental period and the policy shall name Lessor as an additional named insured.

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21. AMENDMENTS; GRANT COMPLIANCE. This Lease may be amended only by a written agreement executed by both Lessor and Lessee. The parties acknowledge that Lessee may seek or receive grants, public funding, or similar financial assistance related to Lessee's use or improvement of the Premises. Lessor agrees that the parties shall reasonably cooperate and, if necessary, execute amendments to this Lease to incorporate language reasonably required by a grantor, governmental agency, or funding entity, provided that such amendments do not materially diminish Lessor's ownership rights or materially increase Lessor's obligations under this Lease without Lessor's prior written consent.

22. ENTIRE AGREEMENT. This Lease constitutes the entire agreement between the parties concerning the subject matter hereof and supersedes all prior negotiations, representations, and agreements.

23. GOVERNING LAW; SEVERABILITY. This Lease shall be governed by and construed in accordance with the laws of the State of Indiana, without regard to its conflict of laws principles. If any provision of this Lease is held to be invalid or unenforceable, the remaining provisions shall continue in full force and effect.

IN WITNESS WHEREOF the Lessor and Lessee, for themselves, their successors, executors, heirs, administrators and assigns have executed this Lease as of the date first above written.

Lessee:
LAKE SANTEE MARINA, LLC

By: Steven Knight, President

Attest:

Michael Dora, Secretary/Treasurer

Lessor:
LAKEVIEW WELLNESS, INC.

By: Spencer Ozbun, Chairman

Attest:

Amy Erickson, Secretary/Treasurer