

WAREHOUSE LEASE

This Warehouse Lease is made on January 15, 2025 between Harborline Properties LLC ("Landlord") and Pacific Crest Logistics, Inc. ("Tenant"), both fictional entities created for this demonstration.

1. Premises. Landlord leases to Tenant the warehouse at 4120 Harbor Way, Unit B (fictional), including the loading dock and the yard shown on Exhibit A to this lease.
2. Term. Thirty-six months from January 15, 2025.
3. Rent. \$18,500 per month, due on the first day of each month.

WAREHOUSE LEASE (continued)

4. Use. Warehousing and distribution of dry goods; no hazardous materials.
5. Maintenance. Tenant maintains the interior; Landlord maintains the roof, structure and the loading-dock levelers, bumpers and lighting in safe working order.
6. Inspection. Landlord may inspect on 24 hours' notice.

WAREHOUSE LEASE (continued)

7. Insurance. Tenant carries commercial general liability of \$2,000,000 per occurrence naming Landlord as an additional insured.
8. Indemnity. Each party indemnifies the other for claims arising from its own negligence.
9. Assignment. No assignment without Landlord's written consent, not unreasonably withheld.

WAREHOUSE LEASE (continued)

10. Default. Ten days to cure a monetary default; thirty days for any other default.
11. Surrender. Premises returned broom-clean, ordinary wear excepted.
12. Notices. In writing, to the addresses in section 14.
13. Governing law. California (fictional application).

WAREHOUSE LEASE (continued)

- 14. Addresses. Landlord: 900 Alameda Street, Suite 400 (fictional). Tenant: 4120 Harbor Way, Unit B.
- 15. Entire agreement. This lease and its exhibits are the whole agreement.
- 16. Counterparts. May be signed in counterparts.

WAREHOUSE LEASE (continued)

Signed for Landlord: _____ Date: January 15, 2025

Signed for Tenant: _____ Date: January 15, 2025

Exhibit A to the lease — site plan (omitted from this fictional demonstration).