

COMMERCIAL LEASE AGREEMENT

This Commercial Lease Agreement (the "Lease") is made on March 4, 2019 between Harbor Point Properties LLC, a Delaware limited liability company ("Landlord"), and Northwind Supply Co. ("Tenant").

1. Premises.

Landlord leases to Tenant the premises at 418 Canal Street, Suite 200, consisting of approximately 4,850 rentable square feet, together with two reserved parking spaces in the adjoining garage.

2. Term.

The term begins April 1, 2019 and ends March 31, 2024, unless ended earlier under Section 9 (Termination). Tenant may extend the term once for three years by written notice given at least six months before expiry.

3. Rent.

Tenant shall pay monthly rent of \$6,250, due on the first day of each month, without demand. Rent increases by three percent on each anniversary of the commencement date.

4. Security Deposit.

Tenant has paid a security deposit of \$12,500. Landlord shall return the deposit, less amounts applied to unpaid rent or damage, within thirty days after the Lease ends.

5. Use.

The premises shall be used only for general offices and light storage incidental to Tenant's distribution business, and for no other purpose without Landlord's written consent.

6. Operating Expenses.

Tenant shall pay its proportionate share of operating expenses, fixed at 11.2 percent, in monthly instalments based on Landlord's reasonable annual estimate, reconciled within ninety days after each calendar year.

7. Maintenance.

Landlord shall maintain the roof, structure and building systems. Tenant shall keep the interior of the premises in good order and promptly report any damage.

8. Insurance.

Tenant shall maintain commercial general liability insurance of at least \$2,000,000 per occurrence, naming Landlord as an additional insured, and shall deliver certificates on request.

9. Termination.

Either party may give notice of termination with ninety (90) days written notice after the second anniversary of the commencement date. Upon termination, Tenant shall return the premises in good condition, ordinary wear excepted.

10. Assignment.

Tenant shall not assign this Lease or sublet the premises without Landlord's prior written consent, which shall not be unreasonably withheld.

11. Notices.

Notices shall be in writing and delivered by hand, by courier or by certified mail to the addresses set out below the signatures.

12. Governing Law.

This Lease is governed by the laws of the State of New York.