SAMPLE DOCUMENT. All names, addresses and terms are fictional and created for demonstration purposes only.

SHOPPING CENTER LEASE

Mesquite Commons, Space B-7

THIS SHOPPING CENTER LEASE ("Lease") is made this 18th day of August, 2025, between **Mesquite Commons Retail Partners, L.P.**, a Texas limited partnership ("Landlord"), and **Juniper & Salt Kitchen, LLC**, an Arizona limited liability company ("Tenant"), with the personal guaranty of **Marcus T. Ellery** ("Guarantor").

SECTION 1. PREMISES

Landlord leases to Tenant, and Tenant leases from Landlord, the space designated as Space B-7 (the "Premises") in the shopping center commonly known as Mesquite Commons, 4100 South Power Road, Mesa, Arizona 85212 (the "Shopping Center"), as shown on the site plan attached as Exhibit A. The Premises contain approximately 2,850 square feet of floor area. Tenant's Pro Rata Share is 3.1%.

SECTION 2. TERM

2.1 The Term shall commence on the earlier of (a) the date Tenant opens for business in the Premises, or (b) the date that is one hundred twenty (120) days after Landlord delivers possession of the Premises to Tenant (the "Rent Commencement Date"). Landlord anticipates delivering possession on or about October 1, 2025.

2.2 The Term shall end on the last day of the one hundred twentieth (120th) full calendar month following the Rent Commencement Date (ten (10) years).

2.3 Within thirty (30) days after the Rent Commencement Date, the parties shall execute a Commencement Date Memorandum confirming the Rent Commencement Date and the expiration date.

SECTION 3. MINIMUM RENT

3.1 Tenant shall pay annual Minimum Rent of Twenty-Eight Dollars ($28.00) per square foot of floor area for the first Lease Year, payable in monthly installments of $6,650.00.

3.2 Minimum Rent shall increase by three percent (3%) on the first day of each Lease Year after the first Lease Year, compounded annually.

3.3 Percentage Rent. In addition to Minimum Rent, Tenant shall pay Percentage Rent equal to six percent (6%) of Gross Sales in excess of the Breakpoint for each Lease Year. The Breakpoint for the first Lease Year shall be $1,330,000.00 and shall adjust each Lease Year in proportion to increases in Minimum Rent. Tenant shall deliver an annual statement of Gross Sales, certified by an officer of Tenant, within sixty (60) days after the end of each Lease Year.

SECTION 4. COMMON AREA MAINTENANCE, TAXES AND INSURANCE

4.1 This is a triple net (NNN) lease. Tenant shall pay, as Additional Rent, Tenant's Pro Rata Share of (a) Common Area Maintenance Costs, (b) Real Estate Taxes, and (c) Landlord's Insurance Costs for the Shopping Center. Estimated charges for the first Lease Year are $7.40 per square foot per year, payable monthly with Minimum Rent.

4.2 Landlord's administrative fee shall not exceed ten percent (10%) of Common Area Maintenance Costs, excluding Real Estate Taxes and insurance.

4.3 Landlord shall deliver an annual reconciliation within one hundred twenty (120) days after the end of each calendar year.

SECTION 5. SECURITY DEPOSIT AND GUARANTY

Tenant shall deposit with Landlord the sum of Thirteen Thousand Three Hundred Dollars ($13,300.00) as a Security Deposit. Guarantor shall execute the Guaranty attached as Exhibit D, which shall guarantee Tenant's obligations for the first thirty-six (36) months of the Term. Guarantor's liability thereafter shall be released provided Tenant has not been in monetary default more than twice during such period.

SECTION 6. USE AND EXCLUSIVE

6.1 Permitted Use. Tenant shall use the Premises solely for the operation of a full-service restaurant serving breakfast, lunch and dinner, with the incidental sale of beer and wine for on-premises consumption, subject to Tenant obtaining all required liquor licenses, and for no other purpose.

6.2 Exclusive. So long as Tenant is open and operating for the Permitted Use, Landlord shall not lease any other space in the Shopping Center to a tenant whose primary use is a full-service sit-down restaurant featuring brunch. This exclusive shall not apply to existing tenants or to quick-service restaurants.

6.3 Operating Hours. Tenant shall be open for business at least from 8:00 a.m. to 9:00 p.m., six (6) days per week.

6.4 Radius Restriction. During the Term, neither Tenant nor any affiliate shall open a restaurant operating under the "Juniper & Salt" name within three (3) miles of the Shopping Center.

SECTION 7. TENANT IMPROVEMENTS

Landlord shall deliver the Premises in "warm vanilla shell" condition as described in Exhibit B and shall provide Tenant an allowance of $60.00 per square foot ($171,000.00) for Tenant's improvements, payable within thirty (30) days after Tenant opens for business and delivers lien waivers.

SECTION 8. OPTIONS TO EXTEND

Tenant shall have two (2) consecutive options to extend the Term for five (5) years each. Minimum Rent during each extension period shall increase by ten percent (10%) over the Minimum Rent in effect during the last Lease Year of the preceding term, and shall thereafter increase by three percent (3%) annually. Tenant shall exercise each option by written notice to Landlord not less than one hundred eighty (180) days prior to the expiration of the then-current term.

SECTION 9. CO-TENANCY

If at any time the grocery store anchor premises in the Shopping Center (currently occupied by Desert Bloom Market) ceases operating for more than ninety (90) consecutive days and is not replaced by a comparable grocery operator, Tenant may pay, in lieu of Minimum Rent and Percentage Rent, alternative rent equal to four percent (4%) of Gross Sales. If such condition continues for twelve (12) months, Tenant may terminate this Lease upon sixty (60) days' written notice.

SECTION 10. ASSIGNMENT AND SUBLETTING

Tenant shall not assign this Lease or sublet the Premises, in whole or in part, without the prior written consent of Landlord, which Landlord may grant or withhold in its sole and absolute discretion. Any change in control of Tenant shall be deemed an assignment.

SECTION 11. MAINTENANCE

Tenant shall, at its sole cost, maintain and repair the Premises, including the storefront, the grease trap, and the HVAC units exclusively serving the Premises, and shall maintain a quarterly HVAC service contract. Landlord shall maintain the roof, foundation and structural elements, and the Common Areas.

SECTION 12. INSURANCE

Tenant shall maintain commercial general liability insurance with limits of not less than $2,000,000 per occurrence, liquor liability insurance of not less than $1,000,000, and business interruption insurance covering at least twelve (12) months of Rent.

SECTION 13. SIGNAGE

Tenant shall install, at Tenant's cost, a sign on the storefront fascia and shall be entitled to one panel on each side of the Shopping Center's pylon sign facing Power Road, subject to Landlord's sign criteria and applicable codes.

SECTION 14. DEFAULT

An Event of Default shall occur if Tenant fails to pay Rent within ten (10) days after written notice, or fails to perform any other obligation within thirty (30) days after written notice. Late payments shall bear a late fee of $250.00 plus interest at twelve percent (12%) per annum.

SECTION 15. HOLDOVER

If Tenant holds over after the expiration of the Term, Tenant shall be a month-to-month tenant at Minimum Rent equal to two hundred percent (200%) of the Minimum Rent in effect during the last month of the Term.

SECTION 16. NOTICES

Notices to Landlord shall be sent to Mesquite Commons Retail Partners, L.P., 900 Main Street, Suite 1500, Dallas, Texas 75202, Attention: Asset Manager. Notices to Tenant shall be sent to the Premises, Attention: Marcus T. Ellery.

LANDLORD:
Mesquite Commons Retail Partners, L.P.
By its General Partner, MCRP GP, LLC

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By: Elena V. Torres, Vice President

TENANT:
Juniper & Salt Kitchen, LLC

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By: Marcus T. Ellery, Managing Member