

Lease Agreement for property at 6935/6945 Pickerington Rd. Carroll, OH

This agreement is between Aspen Real Estate Holdings, LLC (Aspen) and Evan Butts, dba Platinum Plumbing, (Evan) for leasing partial space at the above Pickerington Rd. address. Platinum Plumbing will have access to the large north side unheated garage space, the office connected to that garage and shared use of the restroom facility. Doors into the other areas of the building will remain locked. Evan has keys to the one man door that connects to his garage space which is how his team should enter the building.

Rent on this space will be \$800/month, due on the 1st of every month. Checks are to be made out to Aspen Real Estate Holdings, LLC. This is a month-to-month lease and a 60-day notice is required from both parties to exit this agreement. Utilities will be shared equally between Evan and Aspen. These include South Central Power electric bill, Spectrum internet connectivity, and Rumpke dumpster bills. Aspen will provide a monthly bill for these shared expenses. Evan will need to move the existing security system from the main entrance area to his space as Aspen will be installing its own security in that space. Aspen will retain keys to the leased area only for emergency needs. Exterior maintenance will be the responsibility of Aspen.

Shared utility fees and rent can be mailed to Aspen Real Estate Holdings, LLC. at 13189 Brandon Circle, Pickerington, OH 43147 or left on-site in an agreed upon location.

This agreement is effective December 1, 2023 and first month's rent will be due at that time. Shared utility fees will start on December 1, 2023 after the accounts are transferred into the name of Aspen.

Evan Butts, Platinum Plumbing
Date 12-1-23

Steven Hesch, Aspen Real Estate, LLC. Date 11/30/23