

LEASE RENEWAL AGREEMENT

This Lease Renewal Agreement ("Agreement") is made and entered into on this **8th** day of **August**, **2024**, by and between: 3920 Dayton Blvd LLC [Landlord's Name], located at 909 Walker St, Augusta, GA 30904 [Landlord's Address] and Chat Prop LLC [Tenant's Name], located at 3918 Dayton Blvd Unit B, Red Bank, TN 37415 399[Tenant's Address].

WHEREAS, Landlord and Tenant entered into a Lease Agreement dated August 21st, 2024, (the "Original Lease") for the property located at **3920 Dayton Blvd, Red Bank, TN, 37415** (the "Premises"). Tax

WHEREAS, the Original Lease is set to expire on July 31st, 2024;

WHEREAS, Landlord and Tenant desire to extend the term of the Original Lease;

NOW, THEREFORE, in consideration of the mutual covenants and promises herein contained, the parties agree as follows:

1. **Renewal Term:** The term of the Original Lease is hereby extended for an additional period of 1 years, 12 months and expiring on July 31st, 2024 (the "Renewal Term").
2. **Rent:** During the Renewal Term, Tenant shall pay Landlord rent in the amount of \$ \$1,800 per month, payable in advance on or before the first day of each month.
3. **Security Deposit:** The security deposit in the amount of \$ 0, currently held by Landlord, shall continue to be held as security for the performance of Tenant's obligations under the Lease.
4. **Utilities:** Tenant shall continue to be responsible for all utilities as provided in the Original Lease.
5. **Condition of Premises:** Tenant acknowledges that the Premises are in good condition and agrees to continue to maintain the Premises in such condition, reasonable wear and tear excepted.
6. **Other Terms and Conditions:** Except as expressly modified by this Agreement, all terms and conditions of the Original Lease shall remain in full force and effect during the Renewal Term.
7. **Governing Law:** This Agreement shall be governed by and construed in accordance with the laws of the State of Tennessee.
8. **Entire Agreement:** This Agreement constitutes the entire agreement between the parties hereto and supersedes all prior understandings or agreements with respect to the subject matter hereof. This Agreement may not be modified or amended except in writing signed by both parties.

IN WITNESS WHEREOF, the parties hereto have executed this Lease Renewal Agreement as of the day and year first above written.

[Landlord's Name], 3920 Dayton Blvd LLC

Signature:

Tyson Schuetze dotloop verified
08/14/24 4:25 PM EDT
URAO-7UET-CV7D-LVOI

08/06/2024

[Tenant's Name], Chat Prop LLC

Signature: *Jason Weathers 8/6/24*