

COMMERCIAL LEASE AGREEMENT

This Lease Agreement is made this 23rd day of September, 2025, by and between:

Landlord: Cardenas Moises Andrade, owner of 3982 Austell Powder Springs Road, Austell, GA 30106

Tenant: Total Rage ATL, LLC, Suite 200, 3982 Austell Powder Springs Road, Austell, GA 30106

1. Premises

Landlord leases to Tenant, and Tenant leases from Landlord, the premises located at 3982 Austell Powder Springs Road, Suite 200, Austell, GA 30106, for use as a gaming room with accessory structure, subject to compliance with all zoning and City of Powder Springs conditions of approval.

2. Term

This Lease shall be for a period of up to twelve (12) months, commencing on October, 2025. Tenant may vacate the Premises at any time during this period without penalty, provided Tenant gives Landlord at least thirty (30) days' written notice and pays rent through the date of move-out. Such early termination shall not constitute a breach of this Lease.

3. Rent & Utilities

Tenant shall pay Landlord the sum of \$ 800 per month, due on the first (1st) day of each month, payable directly to Landlord. In addition to rent, Tenant shall pay \$ 000 per month for utilities, including electricity, water, and dumpster services.

4. Use of Premises

Tenant shall use the Premises solely for the operation of a gaming room with accessory structure, in compliance with the City of Powder Springs' special use approval.

5. City Requirement

This Lease shall be submitted to the Community Development Department of the City of Powder Springs no later than October 31, 2025, as required in the City's memorandum.

6. Maintenance & Repairs

Landlord Responsibilities: Landlord shall be responsible only for repairs to the main building structure located at 3982 Austell Powder Springs Road, including the roof, foundation, and exterior walls.

Tenant Responsibilities: Tenant shall be solely responsible for all maintenance and repairs related to the Rage Room and its accessory structures, including fixtures, equipment, and any interior modifications.

7. Insurance

Tenant shall maintain general liability insurance covering its operations, naming Landlord as additional insured.

8. Termination

Tenant may terminate at any time within the twelve-month term, with thirty (30) days' written notice, without breach.

9. Entire Agreement

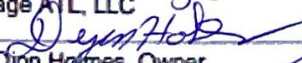
This Lease represents the entire understanding between the parties and may only be amended in writing, signed by both parties.

Signatures

Landlord:

 MOISES Co.
Cardenas Moises Andrade

Tenant:

Total Rage ATL
Total Rage ATL, LLC
By: 
Name: Dion Holmes, Owner
Date: 09-23-2025