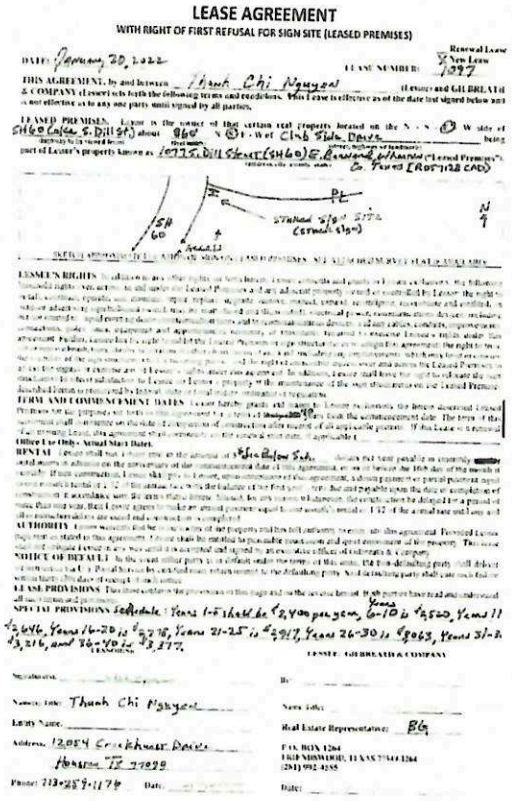
LEASE PAYMENT

From: Thanh Nguyen
12054 Creekhurst Drive
Houston TX 77099
713-259-1176

To: Gilbreath & Company
P.O BOX 1264
Friendswood TX 77549-1264
281-992-4555

Subject: LEASE PAYMENT MAKE IT TO: C & T Investments LLC

Please make all lease payment on the Billboard located at 10775 S. Dill Street (S.Hwy60) in East Bernard, Texas. Wharton County, MAKE IT TO: C & *T Investments LLC – P.O BOX 716 Pearland TX 77588*. (Exhibit shown below)



LEASE AGREEMENT

WITH RIGHT OF FIRST REFUSAL FOR SIGN SITE (LEASED PREMISES)

DATE: January 20, 2022 LEASE NUMBER: 1097 Renewal Lease / New Lease

THIS AGREEMENT, by and between Thanh Chi Nguyen (Lessor) and GILBREATH & COMPANY (Lessee) sets forth the following terms and conditions. This Lease is effective as of the date last signed below and is not effective as to any one party until signed by all parties.

LEASED PREMISES: Lessor is the owner of that certain real property located on the N / S / E / W side of SH60 (Street & Dill St) about 960' N / E / W of Clab Side Davis (Street or Intersection) being part of Lessor's property known as 10775 S. Dill Street (SH60) E. Bernard, TX 77488 ("Leased Premises"). Co. Parcel [R07-128 CAD]

LESSEE'S RIGHTS

TERM AND COMMENCEMENT DATES

Office Use Only - Actual Start Date:

RENTAL

AUTHORITY

NOTICE OF DEFAULT

LEASE PROVISIONS

SPECIAL PROVISIONS Schedule: Years 1-5 shall be $2,400 per year, Years 6-10 is $2,500, Years 11-15 is $2,646, Years 16-20 is $2,778, Years 21-25 is $2,917, Years 26-30 is $3,063, Years 31-35 is $3,216, and 36-40 is $3,377.

LESSEE: GILBREATH & COMPANY

Name/Title: Thanh Chi Nguyen
Entity Name:
Address: 12054 Creekhurst Drive Houston TX 77099
Phone: 713-259-1176 Date:

By:
Name/Title:
Real Estate Representative: BG
P.O. BOX 1264 FRIENDSWOOD, TEXAS 77549-1264 (281) 992-4555
Date:

Thanh Nguyen Date: 2/7/22

THANH NGUYEN

Property Owner

Thanh Nguyen Date: 2/7/22

C & T Investments LLC - Member

TANYA T. ANDERSON
Notary Public
STATE OF TEXAS
NOTARY ID# 12988224-2
My Comm. Exp. Aug. 7, 2022

Tanya T. Anderson