

CONTRACT FOR LEASE #024

STATE OF Texas,
COUNTY OF Bexar,

KNOW ALL MEN BY THESE PRESENTS: This June 7th, 2021, by and between CWS Marketing Group, Lessor(s), and ALAMO FIREWORKS, INC., Lessee.

WITNESSETH: That the Lessor(s), for and in consideration of the covenants and agreements hereinafter contained, does, and by these presents, demise, lease and let, for a period of ONE season from June 7, 2021 – August 31, 2021, to the Lessee, the following described "Property": located in Bexar County, Texas outside of the city limits of San Antonio, specifically 6250 WT MONTGOMERY SAN ANTONIO, TX 78252 (CAD200938) and owned by CWS Marketing Group. CWS Marketing Group to provide auction details as soon as completed to ensure Alamo Fireworks can continue to use this property.

The Lessee does hereby agree to pay unto the Lessor(s), the total sum of **\$4,000.00 payable to: CWS Marketing Group Central Region Operations Manager Federal Contractor-Seized Property U.S. Department of the Treasury**

Said sum to be paid in the following amounts, at the time herein designated, to-wit:

- On the eighth of July, the sum of **\$4,000.00** if fireworks can be sold legally.

Lessee shall have the exclusive right to market, advertise and sell fireworks upon the Leased Premises at an agreed upon future date. Lessor agrees to not lease any portion of the Leased Premises, or any contiguous property owned by Lessor to a third party that competes with Alamo Fireworks, Inc. its successors or assigns in the marketing, advertising, or sale of fireworks. The Leased Premises and/or any contiguous property owned by Lessor is hereby restricted against sale, use, marketing, or distribution of fireworks except by Alamo Fireworks, Inc. and its successor and assigns.

If the sale of fireworks would become unlawful or unfeasible because of changes in city boundaries, ordinances or laws affecting this location, then the lease may terminate at Lessee's option, with any unused rental payments refunded within sixty (60) days after written notice is received.

Lessee shall provide to the Lessor, prior to the sale period, a Certificate of Insurance showing the Lessor as co-insured for property damage and public liability in the amount of One Million Dollars per occurrence.

Lessee agrees to hold Lessor(s) free and harmless and does hereby release said Lessor(s) from all damages that may occur by reason of Lessee's occupancy of said Property during the period of this lease. No discharge of fireworks will be permitted on the leased property nor adjoining property owned by Lessor(s). Leased site will be maintained in a clean and sanitary condition while occupied, and Lessee agrees to maintain the stands in a clean and attractive manner.

The covenants and agreements of this lease shall extend to and be binding upon the heirs, executors and assigns of the parties hereto.

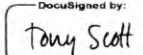
LESSOR(S):
Dated this 7th day of June 2021

DocuSigned by:

127F18E122704DE...

Mark Reum
CWS Marketing Group
Central Region Operations Manager
Federal Contractor-Seized Property
U.S. Department of the Treasury

LESSEE:
Dated this 7th day of June 2021

DocuSigned by:

B9E609E785D2431...

Tony Scott, Director of Real Estate
Mindy Pelton, Alamo Fireworks