

RESIDENTIAL LEASE

1. Date of Lease; Parties

This Lease is made on November 1, 2023, between Weston ventures, LLC / Jess DiPasquale Landlord, and Dan S. Pelletier/ D.I.G. Inc. Tenant(s). Parties shall be referred to as "Landlord" and "Tenant" in the remaining provisions of this Lease.

2. House or Apartment Leased

Landlord hereby leases to Tenant the house and grounds or apartment or unit located at 48 Norfield Road, Unit Number 48, Weston The (town), Connecticut 06883 referred to in this Lease as "the Premises."

3. Parking and Garage Space (if applicable)

This Lease includes 53 number of parking spaces not located in a garage, exclusively for Tenant's personal use. J.D. (Landlord's Initials) *or use for D.I.G. as needed.* DSP *D.P. - Tenant*

Additional identification and parameters regarding the location or use of parking spaces:

In front of garage at end of driveway only/ coaches to park at municipal lot.

This Lease includes the use of a garage which includes 0 number of parking spaces for Tenant's personal use. J.D. (Landlord's Initials) for storage only.

Additional identification and parameters regarding the location or use of the garage:

✓ 1 side bay inside garage for storage DSP *tenant*

4. Term of Lease

The term of this Lease is 1 year. It begins on November 1, 2023 and ends on October 31, 2024. (Termination Date). Tenant shall remove Tenant and all of Tenant's possessions and personal property by the Termination Date.

5. Rent; Time and Manner of Payment of Rent

The total rent for the term of this Lease is \$ 70,700. The rent must be paid in equal monthly installments of \$ 6,000 per month to the Landlord, Begins w/ First Full Payment : (discounted to landlord 11/1/23) - *12/1/23 - J.D.*

On the 1st day of each month for the term of the Lease. Tenant shall make all rental payments in the form(s) of check if payment is made by check, please make payable to Weston Ventures, LLC

There is a \$100 late fee of any rental installment that is received by Landlord more than 10 days late.

Payment for the first month's rent is due on or before November 1, 2023

Payment for the last month's rent is due on or before October 1st, 2024

6. Security

Tenant has paid the sum of \$ 5,000 as a deposit, receipt, of which is acknowledged by Landlord as the Security Deposit for this Tenancy.

Landlord shall hold Tenant's Security Deposit in escrow as may be required by law.

No interest will be paid on such security deposit.