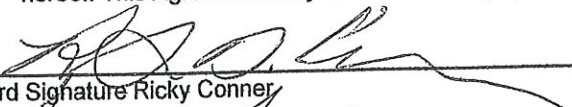



**Lease Agreement for North Half of building and North End of South side at 502 East 6<sup>th</sup> Ave.**

Offered by **Rick Conner 502 E 6<sup>th</sup> Ave. Winfield Kansas 67156** ("Landlord" and address)  
Lease to **Flint Hills Container LLC, 20305 141<sup>st</sup> Road Winfield Kansas 67156** ("Tenant" and address)

1. **Term.** Beginning on 10/01/2019, and ending on a 90 day notice by landlord or Tenant. Tenant may renew the Lease with the rent payment each month on or before the 1<sup>st</sup> of the month rental. Tenant shall exercise such renewal or by giving A written notice to Landlord not less than (90) days prior to the expiration on the of the month of moving all equipment out of the building.
2. **Rental.** Tenant shall pay to Landlord \$3,000.00 Monthly Rental Amount the 1<sup>st</sup> of eachmonth. Each payment shall be due on or by the first day of each month during the lease term. At 502 E 6<sup>th</sup> Ave. Winfield KS 67156 or by Mail address. PO Box 494 Winfield, KS 67156
3. **Sublease or Assignment.** Tenant shall not sublease any part of the Leased Premises, or assign this Lease in whole or in part without Landlord's consent.
4. **Repairs.** Tenant shall make, at Tenant's expense, all necessary minor repairs to the Leased Premises. Repairs shall include such items as routine repairs of Electrical, Doors, walls, ceilings, and other parts of the Leased Premises damaged through normal occupancy. Except for the roof. A one time roof repair supplies cost will be split 50/50 of \$8,000.00 Total \$4,000.00 each.
5. **Alterations and Improvements.** Tenant shall have the right to make improvements from time to time as Tenant may need with written permission from Landlord. Tenant shall have the right to remove the same at any time during the term of this Lease provided that all damage to the Leased Premises caused by such removal shall be repaired by Tenant at Tenant's expense.
6. **Property Taxes.** Tenant shall be responsible for all personal property taxes with respect to Tenant's personal property equipment.
7. **Utilities.** Tenant shall pay all charges for electricity, gas and other utilities at 502 building for Leased Premises during the term of this Lease.
8. **Compliance with Law.** Tenant shall comply with all Laws, Ordinances, Fire Department and other city requirements pertaining to Tenant's use of the Leased Premises. Landlord shall also comply with the building Leased Premises.
9. **Insurance.** Tenant must maintain a policy of comprehensive general liability insurance with respect to the activities of the operations. Protection of no less than \$1,000,000 combined single limit coverage of bodily injury, property damage or combination thereof. Landlord shall be listed as in additional insured on Tenant's policy of insurance, and Tenant shall provide Landlord with current Certificates of Insurance. If the Leased Premises or any other part of the Building is damaged by fire or other causes resulting from negligence of Tenant or any of Tenant's guest, rent shall not be diminished while such damages are under repair, and Tenant shall be responsible for the costs of repair not covered by insurance. Landlord shall maintain fire and extended coverage insurance on the Building and the Leased Premises in such amounts as Landlord shall deem appropriate. Landlord shall not be required to maintain insurance against theft.
10. **Default.** If Tenant's payment of rent is more than (30) days past due. The Landlord may declare the Lease agreement terminated by giving Tenant written notice to pay and or vacate the property. Landlord shall use reasonable efforts to mitigate financial damages.
11. **Entry** Landlord shall have the right to enter Leased Premises to provided Landlord accesses to South side of building at all times. All entry doors, Fire escape and lanes to over head doors will be clear and free of obstructions. Tenant shall have the non-exclusive use in common area with Landlord, other tenants of the Building, their guests. The Dock and Loading lanes are common used areas to be open and shared.
12. **Final Agreement.** This Agreement terminates and supersedes all prior understandings or agreements on the subject matter hereof. This Agreement may be modified only by a further writing that is duly executed by both parties.

  
Landlord Signature Ricky Conner Date 9.25.2019

  
Tenant Signature For Flint Hills Container LLC. Date 9.25.2019