

CONDITIONS OF AUCTION AND AGREEMENT OF SALE FOR:

#5. 7475 Hamilton Blvd Trexlertown, PA

2754-SF, 2 Story commercial property with a first floor office and a one bedroom apartment, there is also a second floor apartment unit.

CONDITIONS OF AUCTION AND AGREEMENT OF SALE FOR REAL ESTATE OF

MAYO HOMES COMPANY, FKA WILLIAM R. MAYO, INC. ("Owner")

The conditions of the Auction sale ("Conditions") of the Premises owned by the above-named Owner, described more fully on the sheet entitled "Description of Premises" attached hereto and made a part hereof, by public sale or auction this 25th day of April, 2023, are as follows, to wit:

1. The Premises is being exposed to public sale by the above named Owner or by Louis E. Hoffman, Executor of the Estate of William R. Mayo herein called the "Seller." If the Premises consists of multiple parcels with more than one Owner, the multiple Owners shall collectively be the "Seller" and the Seller shall allocate the Purchase Price between the Owners as Seller shall determine.

2. Tom Hall Auctions, Inc. ("Auctioneer") and all licensees employed by or associated with the Auctioneer represent the Seller in the sale of the Premises.

3. The Auctioneer may recess the auction and may use discretion with respect to the minimum amounts at which the bidding may advance.

4. No person shall retract from his or her bid. Purchaser must be available by cell phone during the conduct of the auction. Further, Purchaser must provide Auctioneer with a valid email address to which Purchaser has access during the conduct of the auction and must provide a copy of his/her driver's license.

5. If any dispute arises between two or more bidders by reason of a matter not covered by these Conditions, the Premises shall immediately be put up again for sale.

6. For Properties listed as Selling Absolute No Minimum or Reserve - This is an absolute auction. There is no minimum or reserve. The highest approved bidder shall be the "Purchaser" and the highest approved bid shall be the "Purchase Price" and these Conditions and the Purchaser's Acknowledgment shall be deemed to constitute the agreement of sale (the "Agreement") between the Seller and the Purchaser. The Auctioneer's decisions with respect to bidding and all matters in respect of conduct of the Auction shall be final, binding and conclusive in all respects.

For Properties listed as Selling with Reserve - - If the highest approved bid for the Premises shall be deemed by the Seller to be insufficient then the Seller shall have, and hereby reserves, the right to reject any and all bids and withdraw the Premises from sale. Otherwise, the highest approved bidder shall be the "Purchaser," and the highest bid shall be the "Purchase Price," and these Conditions and the Purchaser's Acknowledgment shall be deemed to constitute the agreement of sale (the "Agreement") between the Seller and the Purchaser. The Auctioneer's

decisions with respect to bidding and all Auctions shall be final, binding and conclusive in all respects.

7. Immediately at the conclusion of the Auction:

(a) The Purchaser shall pay to the Seller a deposit of at least ten (10%) per cent of the total Purchase Price(s) by good personal check, and Purchaser shall sign a written acknowledgment and acceptance (the "Purchaser's Acknowledgment") in the form hereto attached. **NOTE: If a Purchaser offers a non-personal check (e.g., a business check) as the deposit, the Auctioneer, in his sole discretion, may require proof that the Purchaser is authorized to submit that form of payment.**

If the Purchaser registers to bid online at tomhallauctions.com, a certified funds or wire transfer deposit of \$20,000 shall be required in advance for each property for which Purchaser intends to submit a bid. **NOTE: Online bidders must specify at the time of registration the identity of those lots for which they intend to submit bids; absent such registration, bids submitted online for which registration has not been made will be blocked.** The required deposit(s) must be payable to Tom Hall Auctions, Inc., and must be received by Tom Hall Auctions, Inc. at 4644 PA Route 309, Schnecksville, PA 18078, no later than 11:00 am on Monday, April 24, 2023, as a prerequisite for obtaining approval to bid online at tomhallauctions.com. If 10% of the total bid(s) submitted by a successful online bidder is less than the total of his/her advance deposit(s), the differential must be paid to the Auctioneer, via certified funds or wire transfer, within 24 hours following the conclusion of the auction. Unsuccessful online bidders will receive the return of their deposits within 48 hours following the conclusion of the Auction.

(b) The Auctioneer shall act as escrow agent of all deposit money until date of final settlement, and in no way shall be liable other than for disposition of the deposit money. The deposit money shall be held in a federally insured, non-interest-bearing bank account.

8. The balance of the Purchase Price shall be paid in cash or by certified check at the time of final settlement which shall take place at the convenience of the Seller and Purchaser on or before June 9, 2023, at such place within the county wherein the Premises are located as shall be mutually agreed upon by Seller and Purchaser or Seller may elect settlement to be closed via an escrow style closing with a title company mutually agreed upon by Seller and Purchaser ("final settlement")

9. At the time of final settlement the Seller, at Seller's expense, will make, execute and deliver to the Purchaser a special warranty deed (using the description contained in the deed of conveyance by which Owner acquired its title, less any conveyances out if any and subject to any additional easements specifically noted, as attached hereto) conveying good and marketable title, free and clear of all liens, easements and encumbrances (except any existing encumbrances, covenants, easements and restrictions in the chain of title or appearing upon the ground) and if applicable tenant leases and such as would be insured by a reputable and responsible title insurance company authorized to conduct business in Pennsylvania, at regular rates and without exception. Should such a title insurance company fail or refuse to insure the title to said Premises as good and marketable at regular rates and without exception, the Seller may, at Seller's election, (i) refund the down money paid on account by Purchaser, whereupon these Conditions and the Purchaser's Acknowledgment shall become null and void; or, Seller may, at Seller's expense, take the necessary action within a reasonable period of time to make the title insurable as aforesaid. If, within a reasonable period of time, Seller cannot provide title as aforesaid, Purchaser may terminate this Agreement and receive a full refund of down money and termination of these Conditions and Purchaser's Acknowledgment, which shall be Purchaser's sole remedy

10. All real estate taxes shall be apportioned on the fiscal year basis between the Seller and the Purchaser as of the date of final settlement, and lienable municipal services and/or prepaid utilities (including, but not limited to, refuse collection, water/sewer rents, and the like and if applicable tenant leases) shall be apportioned *per diem* as of date of final settlement. If the Premises is under a special land use assessment (Act 319 or other special land use assessment) and roll back taxes are assessed due to a change in use by Purchaser, or because the Premises are part of a larger tract for qualification for the special land use assessment, then Buyer shall be solely responsible for any "Roll Back" taxes that may be assessed.

11. All State and local realty transfer taxes will be paid by the Purchaser.

12. Possession of the Premises will be given to the Purchaser at the time of final settlement subject to tenant leases, if applicable.

13. Purchaser, without any reimbursement from Seller, will pay the cost of any survey, the premium for any mechanics lien insurance and/or title insurance, title search, appraisal fees, charges of any title insurance company, fees of any realtor or attorney or other person engaged by Purchaser to perform any services with respect to the purchase of the Premises, fees and charges of any financial institution or lender, and settlement costs and accruals normally payable by a purchaser of real estate.

14. **IT IS UNDERSTOOD AND AGREED THAT PURCHASER HAS INSPECTED THE PREMISES PRIOR TO THE DATE OF AUCTION SALE AND HAS INVESTIGATED AND/OR SEARCHED AVAILABLE GOVERNMENTAL RECORDS WITH RESPECT TO THE PREMISES, OR WAIVES THE RIGHT TO MAKE SUCH INSPECTIONS, INVESTIGATIONS OR SEARCHES, AND AGREES TO PURCHASE THE PREMISES SOLELY BASED UPON PURCHASER'S SAID INSPECTION INVESTIGATION OR SEARCHES, AND NOT BECAUSE OF, OR IN RELIANCE UPON, ANY ORAL OR WRITTEN REPRESENTATIONS WHATSOEVER MADE BY THE SELLER OR BY THE AUCTIONEER OR BY ANY AGENT OF THE SELLER OR THE AUCTIONEER, AND PURCHASER AGREES TO PURCHASE THE PREMISES IN ITS PRESENT "AS IS, WHERE-IS" CONDITION. IT IS FURTHER UNDERSTOOD AND AGREED THAT THE PURCHASER'S OBLIGATION TO COMPLETE FINAL SETTLEMENT IS NOT CONTINGENT UPON THE OCCURRENCE OR SATISFACTION OF ANY CONDITION(S) NOT EXPRESSLY SET FORTH HEREIN.**

15. The Seller will continue until the time of final settlement such existing policies which insure the Premises against damage by fire or other casualty. Any loss or damage to the Premises from and after the date of Auction sale shall not in any way void or impair any of the conditions and obligations of the Purchaser but any proceeds received by the Seller from any insurance company shall be credited by the Seller on account of the Purchase Price. It shall be Purchaser's responsibility, at Purchaser's own cost and expense, to carry such insurance on the Premises as Purchaser may deem desirable.

16. If Purchaser fails to perform any of the terms or conditions of this Agreement the deposit money shall be forfeited and paid by Escrow Agent to Seller as liquidated damages for non-fulfillment of this Agreement and, at the option of Seller, this Agreement shall become null and void, whereupon the Seller shall be free to resell the Premises in any manner as the Seller may so choose.

17. The rights of the Purchaser in this Agreement shall not be assigned or assignable without the prior written consent of Seller. This Agreement shall be binding upon the parties hereto, and their respective heirs, personal representatives successors and/or permitted assigns, if any.

19. THE PURCHASER IS ADVISED THAT THE IMPROVEMENTS ON THE PREMISES WERE BUILT BEFORE 1978 AND MAY PRESENT EXPOSURE TO LEAD FROM LEAD-BASED PAINT THAT MAY PLACE YOUNG CHILDREN AT RISK OF DEVELOPING LEAD POISONING. LEAD POISONING IN YOUNG CHILDREN MAY PRODUCE PERMANENT NEUROLOGICAL DAMAGE INCLUDING LEARNING DISABILITIES, REDUCED INTELLIGENCE QUOTIENT BEHAVIORAL PROBLEMS AND IMPAIRED MEMORY. LEAD POISONING ALSO POSES A PARTICULAR RISK TO PREGNANT WOMEN. SELLER HAS NO INFORMATION WITH RESPECT TO THE

PREMISES RELATING TO LEAD-BASED PAINT HAZARDS FROM RISK ASSESSMENTS OR INSPECTIONS AND HAS NO KNOWLEDGE OF ANY KNOWN LEAD-BASED PAINT HAZARDS. THE PURCHASER MAY WISH TO OBTAIN A RISK ASSESSMENT OR INSPECTION OF THE PREMISES FOR LEAD-BASED PAINT HAZARDS PRIOR TO PURCHASE, BUT THE SALE IS NOT CONTINGENT UPON PURCHASER'S PERFORMANCE OF SUCH AN INSPECTION OR THE RESULTS OF THEREOF.

20. Seller will be responsible for any notice of assessments for public improvements, and the payment thereof, if received prior to the date of the Auction; and Purchaser will be responsible for any such notice served upon Seller on or after the date of the Auction and for the payment thereafter of any assessments for public improvements.

DESCRIPTION OF PREMISES

Address:

7475 Hamilton Blvd, Trexlertown PA
Lehigh County, Pennsylvania

Parcel ID# 546550346187-1
[The legal description follows this page]

7475 Hamilton Blvd

Upper Macungie Township

ALL THAT CERTAIN message, tenement and two adjoining tracts of land situate in the Village of Trexlertown, Upper Macungie Township,

State of Pennsylvania, bounded and described as follows, to wit:

TRACT NO. 1 - A triangular tract beginning at a pin on the Northern right of way line of William Penn State Highway, thence North 11 degrees 31 minutes West along other land of the grantor 46.3 feet to a pin, thence South 59 degrees, 17 minutes East along other lands of the grantor 68 feet to a pipe on the northern right of way line of the aforesaid Highway, thence South 77 degrees, 53 minutes West along the Northern right of way line of the aforesaid Highway 50.2 feet to the place of Beginning.

CONTAINING 1,150 square feet of land.

RESERVING HOWEVER unto the grantor, his heirs and assigns, the right to use the above described tract of land as an entrance to the premises set immediately to the West so long as it may be used as a gasoline filling station.

TRACT NO. 2 - BEGINNING at a pin, the northern point of Tract No. 1, thence North 11 degrees, 31 minutes West along other lands of the grantor 97.1 feet to a pin, thence North 78 degrees 26 minutes East along lands of Irwin T. Poh 152.3 feet to a stake, thence South 9 degrees 26 minutes East along other lands of the grantor 147 feet to a stake on the Northern right of way line of the William Penn State Highway, thence along the Northern right of way line of said Highway South 80 degrees 30 minutes West 96.2 feet to a pipe, thence North 59 degrees 17 minutes West along tract No. 1 68 feet to the place of Beginning.

CONTAINING 21,634 square feet of land.

BEING LEHIGH COUNTY PIN: 546550346187 1

PROPERTY #5 – Auction April 25, 2023

Owner – Mayo Homes Company, fka William R. Mayo Inc.

PURCHASER'S ACKNOWLEDGMENT AND ACCEPTANCE

THE UNDERSIGNED HEREBY acknowledge(s), that this 25th day of April, 2023, I/we have become the Purchaser(s) of the subject Premises for the sum of \$ _____ and have paid to TOM HALL AUCTIONS, INC., escrow agent, the sum of \$ _____ as a deposit and in part payment of the said Purchase Price; and I/we agree to pay the balance of the Purchase Price on or before June 9th, 2023, and, in all other respects, agree to fulfill the foregoing Conditions of Sale which are incorporated herein by reference thereto.

WITNESS my/our hand(s) and seal(s) this 25th day of April, 2023.

_____ (SEAL)

_____ (SEAL)

Street or Rural Number

City State Zip

SELLER'S ACKNOWLEDGMENT

The aforesaid Purchaser(s) and Purchase Price are hereby approved.

Owner: _____

By: _____ (SEAL)

RECEIPT FOR DEPOSIT MONEY

TOM HALL AUCTIONS, INC., escrow agent, hereby acknowledges receipt of the aforesaid deposit money of \$ _____.

TOM HALL AUCTIONS, INC.

By: _____

Title: _____

Lease Agreement

This LEASE AGREEMENT, effective as of February 1, 2023 between Mayo Homes Company, with its principle place of business at 7475 Hamilton Boulevard, P.O. Box 8, Trexlertown, PA 18087, and 1-A Realty, Inc.

WITNESSETH:

Lessor does hereby lease unto Lessee the Office located at 7475 Hamilton Boulevard Hamilton Boulevard, Trexlertown, PA 18087, for an amount of One Thousand Dollars (\$1,000.00) per month,

TO HAVE AND TO HOLD for a term of eleven months, beginning on the first day of February 2023, and ending on December 31, 2023.

LESSOR AND LESSEE further agree:

1. Utilities – Landlord shall be responsible for payment of all utilities, including but not limited to electric, gas, water, sewer and paying all real estate taxes for the Property. Landlord shall be responsible for all repairs or replacement to all building systems such as plumbing, electrical, heat and air conditioning.

2. Compliance with Laws: Lessee herein shall comply with all applicable Laws or Ordinances relating to health, nuisance, or fire arising out of the Lessee's manner or occupancy of said premises during said term.

3. Default: If any rent is in default and unpaid for ten (10) days after notice to lessee, or if default shall be made in any of the other covenants herein contained on the part of the Lessee for a period of ten (10) days after notice is sent to Lessee specifying the default, without limitation on any other rights granted by law, Lessor may re-enter and take possession of said premises and such re-entry and taking of possession shall give the Lessor the option to terminate said Lease. Lessee, however, will be liable for all rent until the time property is re-leased.

5. Continuation of Lease Term: If, after the expiration of the term of this Lease, Lessee continues in possession of the premises with the approval of Lessor, but without any new written Lease, or written renewal or extension of the term of this Lease, such continued occupancy shall be on a month to month basis cancelable by either party on 30 days prior notice.

6. Inspection: The Lessor, or its authorized agents, shall have the right to inspect the premises at any reasonable time, with or without notice, and to enter onto the property to maintain or improve the premises, and/or for repairs.

7. Waiver of Notice to Quit: Whenever the Lessee's right to occupy the premises terminates, whether by expiration of the term of the Lease or by


reason of any default under the terms of this Lease, the tenant will peacefully quit and surrender possession of the premises, and if Lessee does not so quit and surrender possession, Lessor may, in addition to the right of re-entry as heretofore provided, dispossess and remove the tenant and his effects therefrom without incurring any liability therefore. In addition, Lessor may have and possess the premises as of their former state without such statute related to summary process, without demand for rent, and without re-entry for condition broken. Common law shall enable the Lessor to recover possession pursuant to such statute; and re-entry is expressly waived by Lessee.

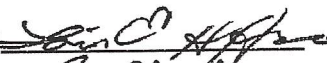
8. Scope of Agreement: This Lease contains all the representations and agreements between the parties hereto, with respect to the premises. The Lease supersedes all previous agreements, or other undertakings, whether verbal or in writing.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written, intending to be legally bound thereby.

Mayo Homes Company

1-A Realty Inc.

By: 
President

By: 
President

7475 HB
UPSTAIRS Apt. Phone # →

LEASE AGREEMENT

LEASE AGREEMENT, made this 4th day of June, 2013, between
1-A Realty, Inc., with principal place of business at 7475
Hamilton Boulevard, P.O. Box 8, Trexlertown, PA 18087, and
Cynthia Ruiz & Ronald Hoffer of Trexlerstown, PA ~~18086~~ 18087

Lessor has the right to assign said lease to another entity or party by giving lessee written notice.

WITNESSETH:

Lessor does hereby demise and lease unto Lessee a certain Apartment located at 7475 Hamilton Blvd, 2nd floor, Trexlertown, PA 18107.

TO HAVE AND TO HOLD for a term of One year, beginning on the First day of July, 2013, and ending on the Last day of June, 2014.

It is hereby understood that the amount of Six Hundred Dollars, (\$600.00), the monthly rent, is due on or before the first of each and every month and must be enrolled in the ACH program (auto rent deduct). The basic annual rent shall increase beyond the CPI Index Ratio, not decrease. If at any time in question, the CPI is not being maintained the index for rent shall be computed in accordance with the most nearly equivalent available index. If necessary a late fee will be charged of Five Percent if not paid by the first of the month. **First and Last month Security Deposit** is required.

LESSOR AND LESSEE further covenant and agree:

1. Additional Rent

Lessee shall pay the rent as aforesaid, and pay all charges for heat, electricity, gas, etc. supplied to it, and at the expiration or termination of this Lease, or any renewal or extension thereof, quit and surrender the premises to the Lessor in as good condition as the same now are, subject to such changes, alterations, and additions as are hereinafter required or permitted to be made by Lessor, reasonable wear and tear and damage by fire and elements accepted. Any increase in Taxes, Water Fees, or Sewer Fees shall be added to the Lessee's monthly rental amount

1B. Excess water usage

Excess water usage or abuse is prohibited. All excess charges will be billed to Lessee. A monthly rent increase for the excess amount plus \$25.00 will also become effective immediately. No washing autos, filling pools, watering gardens, etc.

2. Compliance with Laws

Lessee herein shall comply with all applicable laws or ordinances relating to health, nuisance, or fire arising out of the Lessee's manner or occupancy of said premises during said term insofar as the same do not require structural alterations, repairs, or improvements, and which, if required, lessor covenants to make. All Occupants must be approved in writing before move in.

3. Operation (If applicable, must be approved)

Lessee shall maintain the premises in a neat and businesslike manner, and not obstruct the premises with any materials, equipment, or debris except in the case of an emergency, or with the Lessor's approval. Lessee shall not cause environmentally unsafe chemicals, oils or contaminants to infiltrate the premises and will be responsible to dispose of as required by E.P.A. **Regardless, Lessee will keep weeds and lawn cut and will be responsible for any snow and ice removal, including walkways, etc. and all Township or Borough requirements & regulations.**

4. Default

If any rent shall be in default and unpaid for ten (10) days after notice to lessee, or if default shall be made in any of the other covenants herein contained on the part of the Lessee for a period of ten (10) days after notice to lessee specifying the default, without limitation on any other rights granted by law, lessor may re-enter and take possession of said premises and such re-entry and taking of possession shall terminate this lease.

5. Continuation of Lease Term

If, after the expiration of the term of this Lease, Lessee continues in possession of the premises with the approval of the Lessor, but without any new written Lease, or written renewal or extension of the term of this Lease, such continued occupancy shall constitute a renewed lease for a year to year term. The amount of rent shall be increased annually on the anniversary date of this contract by an amount offered by Lessor.

6. Termination of Lease

If this Lease is not terminated by default by Lessee, Lessee shall have the right to Terminate this Lease at the natural expiration thereof, by giving prior sixty (60) days written notice of cancellation of said Lease to the Lessor at his address herein which shall be effective upon receipt. Lessor, at his election, May terminate at any time by giving a thirty (30) day notice. Lessee shall be responsible for smoke and carbon monoxide detectors and keep them in working order. Lessee shall also maintain a fire extinguisher on site.

7. Inspection

The Lessor, or its authorized agents, shall have the right to inspect the premises at any reasonable time without notice. Lessor, or its authorized agents, shall also have the right to enter upon the premises, together with any and all necessary equipment, for the purpose of repairing, replacing, improving and/or maintaining any and all lessor owned equipment, or the building itself as the Lessor may elect. Lessor will be responsible for the building maintenance and repairs. However, lessee will pay the first Three Hundred Dollars (\$300.00) in repairs for each occurrence. **Lessee shall be responsible for all routine equipment maintenance and repairs**, including yearly servicing of Boilers, A/C units, replacing filters, etc. All repairs and/or replacements shall become the property of the Lessor, this includes signs. (Lessee's appliances excluded).

8. Delays

Unavoidable delay shall not be considered in the period of time specified in this Lease in which the Lessor is required to perform any act. The term "unavoidable delay" shall mean delay due to strike, acts of God, government restriction and enemy action, fire, unavoidable casualty, or similar causes beyond the control of Lessor.

9. Waiver of Notice to Quit

Whenever the Lessee's right to occupy the premises terminates, whether by expiration of the term of the Lease or by reason of any default under the terms of this Lease, the tenant will peacefully quit and surrender possession of the premises, and if Lessee does not so quit and surrender possession, Lessor may in addition to the right of re-entry as heretofore provided, dispossess and remove the tenant and its effects therefrom without incurring any liability therefore, and may have and

possess the premises as of their former state without such statute related to summary process, without demand for rent, and without re-entry for condition broken, as at common law will be necessary to enable the Lessor to recover such possession pursuant to such statute and all right to such demand or re-entry is expressly waived by Lessee.

10. Liability Insurance

Lessee agrees to maintain during this Lease, and at their sole expense, a General liability and property damage content, physical damage Insurance Policy. Additionally, Lessee agrees to provide and maintain a fully paid policy of Fire Insurance, and to provide copies of all insurance policies for the Lessor.

11. Repairs of Vehicles

Any sale or mechanical repairs of vehicles are not permitted.

12. Lessee shall be responsible for the disposal of all chemicals or any pollutants. Lessee shall pay all cleanup costs involved.

13. Acceleration Clause

In the event of a default the rent for the balance of the term becomes immediately due.

14. Indemnification.

Lessee hereby agrees to indemnify and hold Lessor and his subsidiary and affiliated companies, their officers, agents, etc., harmless from and against any and all loses, claims, damages, costs and expenses, attorney fee's, injury, health issues, radon, mold, lead paint, etc., which may arise or incur.

15. Lessee shall agree not to let location become a hangout or party location. Noise shall be kept to a minimum to respect your neighbor's quiet enjoyment. Lessee understands that no pets of any kind are allowed and that the building should remain a smoke free building. **KEROSENE HEATERS ARE NOT PERMITTED!!!!**

16. Lessee, at termination of said lease, shall return premises in as good as condition as when received and with a full tank of fuel, carpet professionally cleaned and unit returned in move in condition with a agreed upon newly painted neutral color.

17. Scope of Agreement

This Lease contains all of the representations and agreements between the parties hereto with respect to the premises, and supersedes any and all previous, or other undertakings, whether verbal or in writing, regarding same.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written intending to be legally bound thereby.

WITNESS

LESSOR

Shewood Hallman
William Youan

LESSEE

LESSEE

Ken H. H.
Cynthia R.

7475 HB
1st FL Rear Apt.

LEASE AGREEMENT

LEASE AGREEMENT, made this 13 day of November, 2008, between
1-A Realty, Inc., with principal place of business at 7475
Hamilton Boulevard, P.O. Box 8, Trexlertown, PA 18087, and
Kesheng Zou, _____, PA _____.

Lessor has the right to assign said lease to another party or entity by giving
lessee written notice.

WITNESSETH:

Lessor does hereby demise and lease unto Lessee a certain
First floor apartment located at 7475 Hamilton Blvd., Trexlertown, PA 18087.

TO HAVE AND TO HOLD for a term of One year, beginning on the
First day of January 1st, 2009, and ending on the Last day of December, 2009.
It is hereby understood that the amount of Five Hundred Fifty Dollars,
(\$550.00), the monthly rent, is due on or before the first of each and every
month. The basic annual rent shall increase beyond the CPI Index Ratio, not
decrease. If at any time in question, the CPI is not being maintained the index
for rent shall be computed in accordance with the most nearly equivalent
available index. If necessary a late fee will be charged of Five Percent if not
paid by the first of the month. First and Last month Security Deposit is
required.

LESSOR AND LESSEE further covenant and agree:

1. Additional Rent

Lessee shall pay the rent as aforesaid, and pay
all charges for heat, electricity, water, gas, and trash removal
supplied to it, and at the expiration or termination of this
Lease, or any renewal or extension thereof, quit and surrender
the premises to the Lessor in as good condition as the same now
are, subject to such changes, alterations, and additions as are
hereinafter required or permitted to be made by Lessor,
reasonable wear and tear and damage by fire and elements
excepted. Any increase in Taxes, Water Fees, or Sewer Fees shall
be added to the Lessee's monthly rental amount. If public water
or sewer is installed at the site, Lessee shall pay the monthly
water/sewer bills.

2. Compliance with Laws

Lessee herein shall comply with all applicable
laws or ordinances relating to health, nuisance, or fire arising
out of the Lessee's manner or occupancy of said premises during
said term insofar as the same do not require structural
alterations, repairs, or improvements, and which, if required,
lessor covenants to make.

3. Businesslike Operation (If applicable)

Lessee shall maintain the premises in a neat and
businesslike manner, and not obstruct the premises with any
materials, equipment, or debris except in the case of an
emergency, or with the Lessor's approval. Lessee shall not cause environmentally
unsafe chemicals, oils or contaminants to infiltrate the premises and will be
responsible to dispose of as required by E.P.A. Regardless Lessee will keep
weeds and lawn cut and will be responsible for any snow removal.

4. Default

If any rent shall be in default and unpaid for ten (10) days after notice to lessee, or if default shall be made in any of the other covenants herein contained on the part of the Lessee for a period of ten (10) days after notice to lessee specifying the default, without limitation on any other rights granted by law, lessor may re-enter and take possession of said premises and such re-entry and taking of possession shall terminate this lease.

5. Continuation of Lease Term

If, after the expiration of the term of this Lease, Lessee continues in possession of the premises with the approval of the Lessor, but without any new written Lease, or written renewal or extension of the term of this Lease, such continued occupancy shall constitute a renewed lease for a month to month term. The amount of rent shall be increased annually on the anniversary date of this contract by an amount offered by Lessor.

6. Termination of Lease

If this Lease is not terminated by default by Lessee, Lessee shall have the right to Terminate this Lease at the natural expiration thereof, by giving prior sixty (60) days written notice of cancellation of said Lease to the Lessor at his address herein which shall be effective upon receipt. Lessor, at his election, May terminate by giving a thirty (30) day notice.

7. Inspection

The Lessor, or its authorized agents, shall have the right to inspect the premises at any reasonable time without notice. Lessor, or its authorized agents, shall also have the right to enter upon the premises, together with any and all necessary equipment, for the purpose of repairing, replacing, improving and/or maintaining any and all lessor owned equipment, or the building itself as the Lessor may elect. Lessor will be responsible for the building maintenance and repairs. However, lessee will pay the first Three Hundred Dollars (\$300.00) in repairs for each occurrence. Lessee shall be responsible for all routine equipment maintenance and repairs. All repairs and/or replacements shall become the property of the Lessor, this includes signs.

8. Delays

Unavoidable delay shall not be considered in the period of time specified in this Lease in which the Lessor is required to perform any act. The term "unavoidable delay" shall mean delay due to strike, acts of God, government restriction and enemy action, fire, unavoidable casualty, or similar causes beyond the control of Lessor.

9. Waiver of Notice to Quit

Whenever the Lessee's right to occupy the premises terminates, whether by expiration of the term of the Lease or by reason of any default under the terms of this Lease, the tenant will peacefully quit and surrender possession of the premises, and if Lessee does not so quit and surrender possession, Lessor may in addition to the right of re-entry as heretofore provided, dispossess and remove the tenant and its effects therefrom without incurring any liability therefore, and may have and possess the premises as of their former state without such statute related to summary process, without demand for rent, and without re-entry for condition broken, as at common law will be

necessary to enable the Lessor to recover such possession pursuant to such statute and all right to such demand or re-entry is expressly waived by Lessee.

10. Liability Insurance

Lessee agrees to maintain during this Lease, and at their sole expense, a General liability and property damage content, physical damage Insurance Policy. Additionally, Lessee agrees to provide and maintain a fully paid policy of Fire Insurance, and to provide copies of all insurance policies for the Lessor.

11. Repairs of Vehicles

Any sale or mechanical repairs of vehicles is not permitted.

12. Lessee shall be responsible for the disposal of all chemicals or any pollutants. Lessee shall pay any cleanup costs involved.

13. Acceleration Clause

In the event of a default the rent for the balance of the term becomes immediately due.

14. Indemnification.

Lessee hereby agrees to indemnify and hold Lessor and his subsidiary and affiliated companies, their officers, agents, etc., harmless from and against any and all loses, claims, damages, costs and expenses, attorney fee's, injury, health issues, radon, lead paint, etc., which may arise or incur.

15. Scope of Agreement

This Lease contains all of the representations and agreements between the parties hereto with respect to the premises, and supersedes any and all previous, or other undertakings, whether verbal or in writing, regarding same.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written intending to be legally bound thereby.

WITNESS

Shirley A. Hallman

LESSOR

Walter A. Yovan

LESSEE

Kesheng Zou

LESSEE

[Signature]

1-A Realty, Inc.
P O Box 8
Trexlertown, PA 18087
610-398-1313

August 9, 2019

NOTICE OF SECURITY DEPOSIT REFUND

Mr. Shan Ling
7441 Hamilton Boulevard
Trexlertown, PA 18087

Ref: 7475 Hamilton Boulevard, Floor 1 Rear

Dear Mr. Ling,

Enclosed please find a check made payable to you for an amount of \$550.00. Due to your excellent payment record, this check represents a refund of half of your security deposit.

Please attach this note to your lease so that, in the future, if you decide to move from 7475 Hamilton Boulevard, Fl 1 Rear, you will remember, at that time, although your lease states you have paid a security deposit of \$1,100.00, you will receive a refund of only one month's security deposit plus interest.

Enjoy five more weeks of summer weather!

Sincerely,


Patricia A. Mayo

File copy