

LEASE AGREEMENT
Vertech international
420 station road
Quakertown pa 18951

This Residential Rental Agreement ("Agreement") is entered into by and between EPM ("Tenant"), and **Raj K Verma** ("Landlord"). Landlord and Tenant are collectively referred to in this Agreement as the "Parties". This Agreement shall be effective as of the date executed by Landlord, as set forth below.

For the covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **PREMISES:** The leased premises shall be comprised of that certain Commercial residence (2000 Sq. Ft. unit) located at 420 Station Road Quakertown PA 18951 ("Premises"). Landlord leases the Premises to Tenant and Tenant leases the Premises from Landlord on the terms and conditions set forth herein.
2. **TERM:** The term of this Agreement is 3 years, beginning on January 1st, 2025 with 180 days' notice of cancellation.; written notice of termination is to be given by either party at least thirty (180) days before the designated date of termination, and the designated date of termination shall be the last day of a calendar month. If notice of termination is given, this Agreement shall terminate on the date for which notice is properly given. Except as otherwise set forth in this Agreement, all of the terms and conditions of this Agreement shall apply during any month-to-month tenancy.
3. **MONTHLY RENT:** The rent to be paid by Tenant to Landlord throughout the term of this Agreement is **\$1683** per month and shall be due on the 1st day of each month with a 2% increase per year. Tenant shall pay a **\$50.00** late fee for any rent not received by Landlord by the fifth (5th) day of the month. Tenant shall pay any returned check fees. for the first month (or, if applicable, partial month) of the term shall be paid to Landlord at the time this Agreement is executed. Rent for any partial month shall be prorated. Tenant shall not deduct or offset against rent unless expressly permitted by applicable law.
4. **HOUSE RULES:** There shall be no smoking anywhere within the Company, garage or any other structure located at the Premises. Tenant shall not permit any occupant, guest or invitee to violate this rule. The only use of the Premises shall be as a business or storage.
5. **LANDLORD SHALL NOT BE LIABLE:** Landlord shall not be liable for any damages or losses to Tenant, its occupants, guests, invitees or other persons regardless of the cause therefore, unless caused by the gross negligence or willful misconduct of Landlord. Tenant