

EQUIPMENT LEASE AGREEMENT

This Equipment Lease Agreement (the "Agreement") is entered into as of July 1, 2024 (the "Effective Date") by and between Harborline Equipment Leasing, Inc., a Florida corporation ("Lessor"), and Alton Road Print Shop, LLC, a Florida limited liability company ("Lessee").

1. Equipment.

Lessor leases to Lessee one production digital press and one finishing unit, as described in Schedule A, for use at Lessee's premises located at 1420 Alton Road, Miami Beach, Florida 33139.

2. Term and Renewal.

The initial term of this Agreement shall commence on the Effective Date and expire on June 30, 2027. Thereafter, this Agreement shall automatically renew for successive one (1) year terms unless either party gives written notice of non-renewal at least ninety (90) days prior to the expiration of the then-current term.

3. Rent.

Lessee shall pay Lessor \$2,400.00 per month, due on the first day of each month.

4. Notices.

All notices under this Agreement shall be in writing and delivered by certified mail, return receipt requested, or by nationally recognized overnight courier, to Lessor at: Harborline Equipment Leasing, Inc., Attn: Marcus Bell, Director of Contracts, 500 Biscayne Boulevard, Suite 900, Miami, Florida 33132.

5. Governing Law.

This Agreement shall be governed by the laws of the State of Florida.

HARBORLINE EQUIPMENT LEASING, INC.

By: _____

Name: Marcus Bell

Title: Director of Contracts

ALTON ROAD PRINT SHOP, LLC

By: _____

Name: Elena Marrero

Title: Managing Member