

Parking Lot Use Agreement

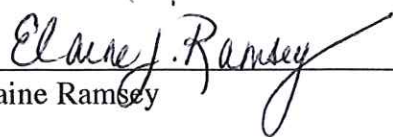
This Shared Use Agreement for Parking Facilities, entered into this agreement on this 12th day of February, 2024 between Elaine Ramsey, hereinafter called lessor and Tsantinis LLC, hereinafter called lessee. Lessor agrees to share with lessee parking facilities, as is situated in the Town of Sturbridge, MA hereinafter called the facilities, described as Village Primitives, containing 16 total spaces located at 428 Main St. Fiskdale, Ma 01518. The Lessor hereby represents that it holds legal title to the property defined in this agreement.

This agreement set forth grants a total of 3 parking spots to be shared by the lessor and lessee according to the terms contained here commencing on the date of lessee purchase of 5 Snell St Fiskdale MA 01518, on February 12th, 2024.

The parties agree:

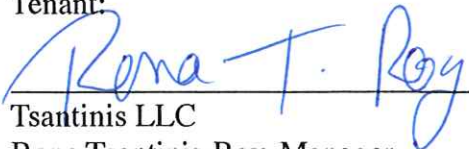
1. **USE OF PREMISES:** The lessor will make 3 spaces available for use to the lessee for the lessee's employees, customers, visitors or other designated users during the hours of operation set by the lessee.
2. **TERMS:** Lessor and Lessee agree to no monetary value for this agreement. Both parties agree that the businesses will both benefit from this agreement. The term of this agreement shall begin as of the date lessee purchases the property located at 5 Snell St, Fiskdale MA 01518 and shall continue thereafter for a period of (10) years.
3. **MAINTENANCE:** Lessee is not expected to do any maintenance to the premises. The Lessee is not responsible for any required maintenance or cost thereof including line striping, pavement repair or replacement, sealcoating, snow plowing or removal, ice treatment or any other costs associated with maintaining the parking area or property.
4. **ALTERATIONS, REPAIRS, MAINTENANCE:** Lessee shall make no changes, improvements or alterations to the premises without the prior consent of lessor.

Owner:


Elaine Ramsey

Date 2-11-24

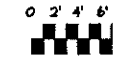
Tenant:


Tsantinis LLC
Rona Tsantinis-Roy, Manager

Date 2/12/24

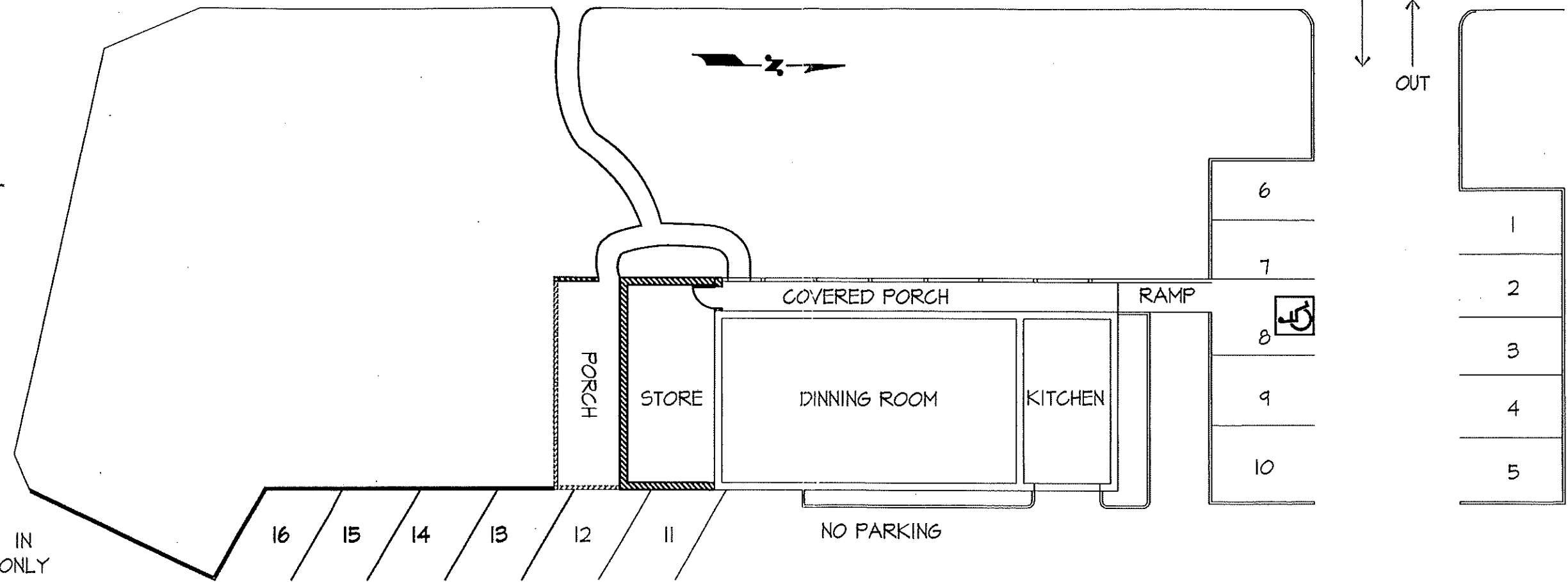
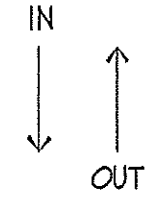
SITE PLAN

Scale: 1/16"=1'0"



SNELL STREET

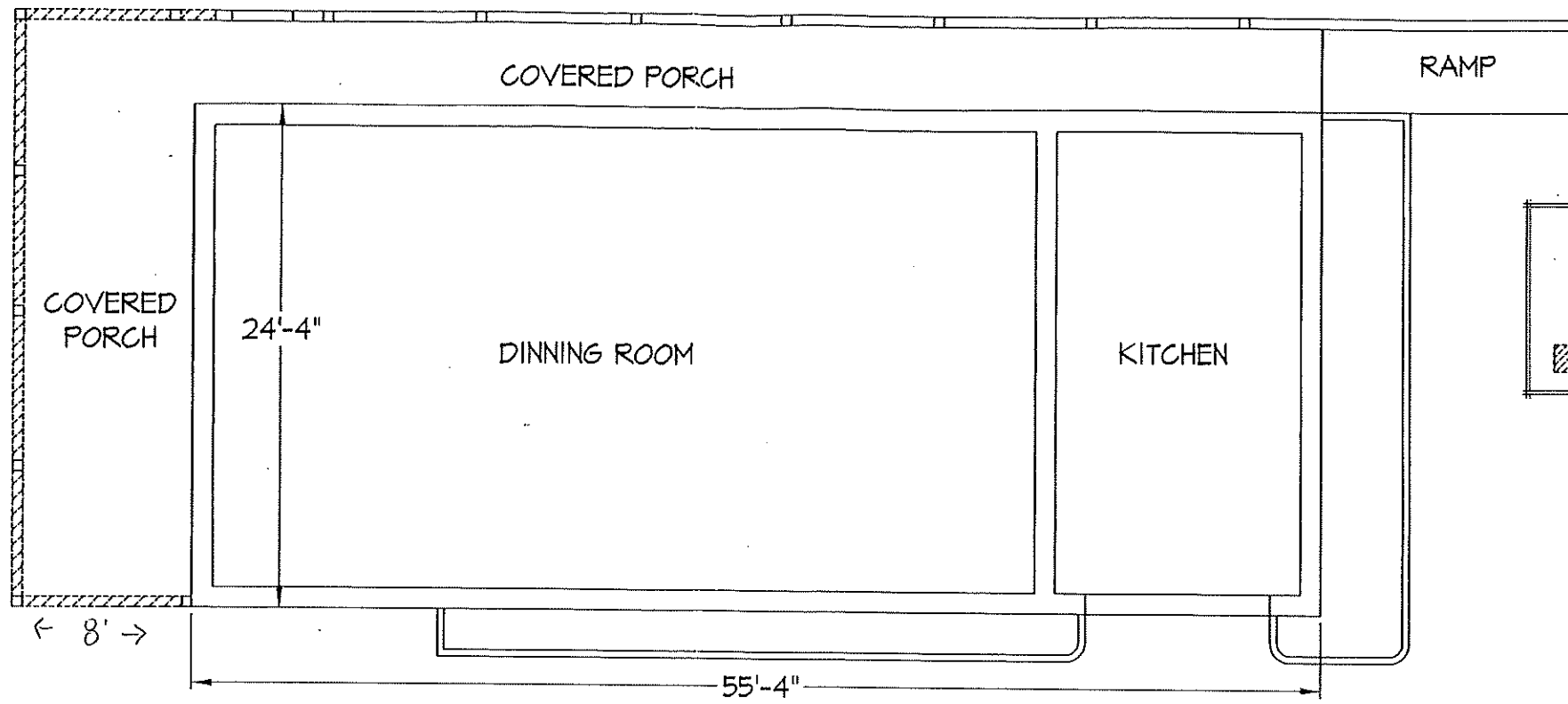
MAIN STREET




IN ONLY

LEGEND

- NEW CONSTRUCTION TO BE ADDED
- CONSTRUCTION TO BE REMOVED AND/OR REUSED

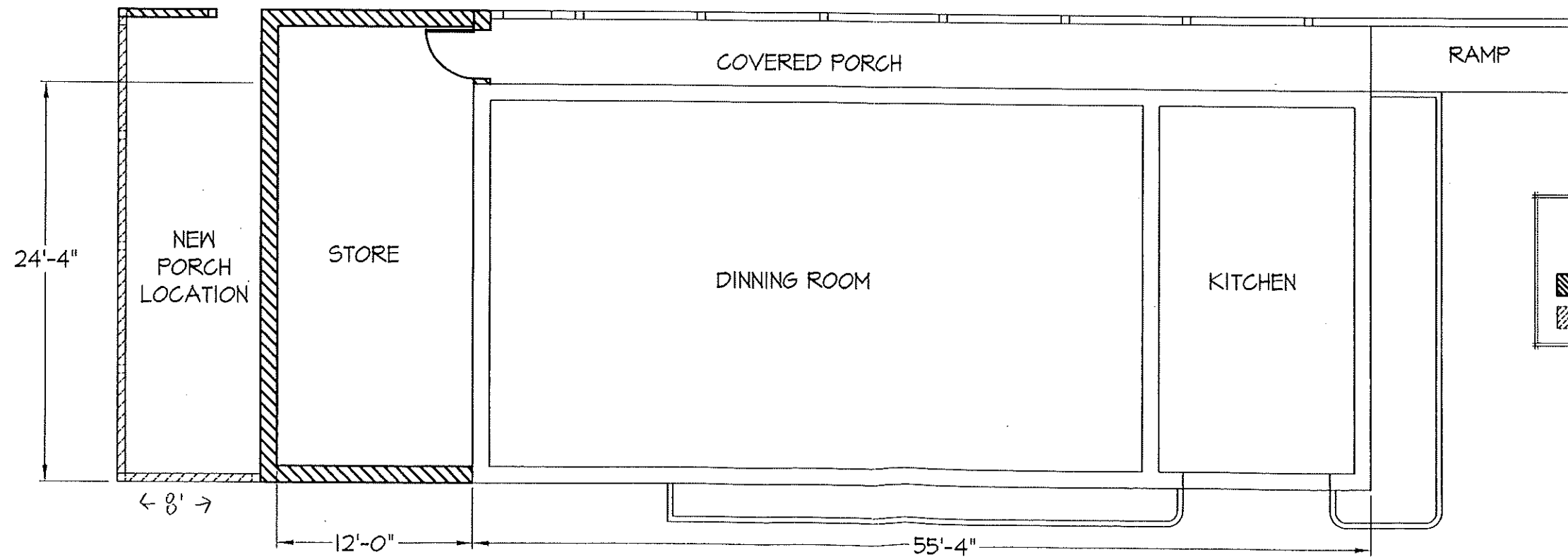
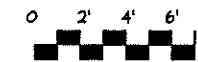


LEGEND


 CONSTRUCTION TO BE REMOVED AND/OR REUSED


EXISTING FLOOR PLAN

Scale: 1/8"=1'0"



LEGEND

 NEW CONSTRUCTION TO BE ADDED

 CONSTRUCTION TO BE REMOVED AND/OR REUSED

NEW FLOOR PLAN

Scale: 1/8"=1'0"

