

Dang Dynasty, Inc.

3278 Crawfordville Highway, Unit B
Crawfordville, Florida 32327

November 23, 2021

Dear Tenant:

Per the attached Assignment of Lease, effective immediately Dang Dynasty, Inc. is the new landlord with regards to your lease agreement with Mr. R. H. Carter.

The December rent payment and all payments henceforth are to be payable to Dang Dynasty, Inc., and delivered to 3278 Crawfordville Highway, Unit B.

Please feel free to contact me should you have any questions. Thank you.

Best regards,

Shayla Dang
CEO, Dang Dynasty, Inc.

ASSIGNMENT AND ASSUMPTION OF LEASE

This ASSIGNMENT AND ASSUMPTION OF LEASE ("Assignment") is made and entered into as of the 15th day of November 2021 by and between R.H. Carter ("Assignor") and Dang Dynasty, Inc., a Florida corporation ("Assignee").

RECITALS:

A. Assignor and **Big Bend Jobs and Education Council, Inc., dba CareerSource Capital Region** ("Tenant") entered into that certain Lease Agreement dated May 3, 2021, with respect to the "Property" described therein.

B. Assignor desires to assign to Assignee all of Assignor's right, title and interest in and to that certain Lease Agreement dated May 3, 2021 by and between Assignor and Tenant (the "Lease"); the Lease is a 4 year commercial lease with the current monthly rent payment of \$3,062.50 for property located in Wakulla County, Florida at 3278 Crawfordville Highway, Crawfordville, Florida 32327. Assignee desires to accept such assignment and to assume and perform all of Assignor's covenants and obligations in and under the Lease.

THEREFORE, Assignor and Assignee hereby agree as follows:

1. Effective as of November 12, 2021 (the "Effective Date"), Assignor hereby assigns and transfers to Assignee all of Assignor's right, title and interest in and to the Lease arising from and after the Effective Date.

2. As of the Effective Date, Assignee hereby accepts the above assignment and expressly assumes and covenants to keep, perform, fulfill and discharge all of the terms, covenants, conditions and obligations required to be kept, performed, fulfilled and discharged by Assignor under the Lease from and after the Effective Date.

3. Assignor hereby indemnifies and agrees to protect, defend and hold Assignee harmless from and against any and all claims, losses, damages, costs and expenses (including, without limitation, reasonable attorneys' fees, charges and disbursements) in enforcing this indemnity as well as otherwise) incurred or suffered by Assignee in connection with the Lease and arising or accruing prior to the Effective Date. Assignee hereby indemnifies and agrees to protect, defend and hold Assignor harmless from and against any and all actions, suits, proceedings, claims, losses, damages, costs and expenses (including, without limitation, reasonable attorneys' fees, charges and disbursements) in enforcing this indemnity as well as otherwise) incurred or suffered by Assignor in connection with the Lease and first arising and accruing on or after the Effective Date.

4. In the event of the bringing of any action or suit by a party hereto against another party hereunder by reason of any breach of any of the covenants, conditions, agreements or provisions on the part of the other party arising out of this Assignment, then in that event the prevailing party shall be entitled to have and recover of and from the other party all costs and expenses of the action or suit, including reasonable attorneys' fees.

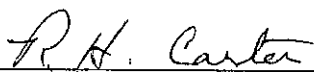
5. This Assignment shall be binding upon and inure to the benefit of the successors, assignees, personal representatives, heirs and legatees of all the respective parties hereto.

6. This Assignment shall be governed by, interpreted under, and construed and enforceable in accordance with, the laws of the State of Florida.

7. This Assignment may be executed in counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument.

INTENDING TO BE BOUND, Assignor and Assignee have duly executed this Assignment as of the day and year first above written.

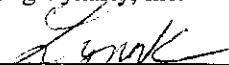
"Assignor"



R.H. Carter

"Assignee"

Dang Dynasty, Inc.



By: Kimberly Ly
Its: CFO