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Introduction and Parties

This Lease Agreement is made and effective as of August 9, 2025.

Agreement Overview

This agreement outlines the terms and conditions for the leasing of a certain property. It sets forth the rights and responsibilities of both the landlord and the tenant.

Parties Involved

Landlord

DocuPal Demo, LLC, a company organized under the laws of the United States, with its principal address at 23 Main St, Anytown, CA 90210, is referred to as the "Landlord."

Tenant

Acme, Inc, also known as ACME-1, a business entity organized under the laws of the United States, with its principal address at 3751 Illinois Avenue, Wilsonville, Oregon - 97070, is referred to as the "Tenant."

Lease Term and Renewal

Lease Term

The lease begins on August 9, 2025. It ends five years later, on August 9, 2030. The lease term is for a period of five years.



Renewal Option

ACME-1 has the option to renew this lease. To do so, ACME-1 must give Docupal Demo, LLC written notice. This notice must be given at least 180 days before the lease end date. If ACME-1 does not provide notice within that time, the option expires.

Renewal Terms

The renewal term will be for a period of five years. The rental rate for the renewal term will be based on the then-current market rate. This rate will be determined by Docupal Demo, LLC. Docupal Demo, LLC will notify ACME-1 of the new rental rate at least 90 days before the end of the initial lease term. ACME-1 will have 30 days to accept or reject the new rental rate. If ACME-1 rejects the new rental rate, the lease will terminate on the original expiration date. All other terms and conditions of the lease will remain the same during the renewal term.

Rent Payment Terms

ACME-1 will pay Docupal Demo, LLC rent as described below. All payments must be in United States Dollars (USD).

Base Rent

The base rent amount will be determined as outlined in this lease agreement. ACME-1 must pay the monthly base rent on the first day of each month. Payments should be sent to Docupal Demo, LLC at 23 Main St, Anytown, CA 90210, USA, or an address that Docupal Demo, LLC may specify in writing.

Acceptable Payment Methods

ACME-1 can make rent payments via check, electronic funds transfer (EFT), or other methods Docupal Demo, LLC approves in writing. Docupal Demo, LLC prefers ACME-1 to use electronic funds transfer for all rent payments.



Late Payment

If ACME-1 fails to pay rent within five (5) days of the due date, a late fee will be applied. The late fee is 5% of the overdue amount. In addition to the late fee, any rent payments not received within ten (10) days of the due date will accrue interest at a rate of 1.5% per month until paid.

Rent Adjustments

Docupal Demo, LLC may adjust the rent amount annually. Any rent adjustments will be based on the Consumer Price Index (CPI) or another mutually agreed-upon method. Docupal Demo, LLC will provide ACME-1 with at least thirty (30) days written notice before any rent adjustment takes effect. The notice will outline the new rent amount and the effective date.

Security Deposit

ACME-1 will provide a security deposit to Docupal Demo, LLC. The security deposit will be used to cover any damages to the property beyond normal wear and tear, unpaid rent, or other costs resulting from ACME-1's failure to comply with the terms of this Lease Agreement.

Amount

The security deposit amount is not defined in this agreement.

Usage

Docupal Demo, LLC can use the security deposit to cover costs, as allowed by law. These costs include repairing damages, cleaning, and unpaid rent.

Return

The security deposit, or any remaining balance, will be returned to ACME-1 within the period defined by law after the termination of this Lease Agreement. The return is conditional upon ACME-1 fully complying with the terms of this Lease Agreement, including vacating the property in the condition required. Any deductions will be itemized in a written notice provided to ACME-1.



Use of Premises and Occupancy

Permitted Use

ACME-1 may use the premises located at 3751 Illinois Avenue, Wilsonville, Oregon, 97070, USA, solely for standard business operations. This includes general office work, meetings, and storage of business-related documents and equipment. ACME-1 will not use the premises for any unlawful purpose, or any purpose that violates any applicable laws, regulations, or ordinances.

Occupancy

The premises will be occupied only by ACME-1 employees, contractors, and authorized visitors. ACME-1 is responsible for ensuring that all occupants comply with the terms of this Lease Agreement. The maximum number of occupants permitted on the premises at any given time is limited to a reasonable number based on the square footage and intended use of the space, in accordance with local fire and safety codes.

Restrictions

ACME-1 will not conduct any of the following activities on the premises:

- Any activity that creates a nuisance or disturbs the peace and quiet of other tenants or neighbors.
- Any activity that damages the property or creates a fire hazard.
- Any activity that violates any environmental laws or regulations.
- Any retail sales or direct service to the public, unless explicitly approved in writing by Docupal Demo, LLC.

ACME-1 will not make any alterations or improvements to the premises without the prior written consent of Docupal Demo, LLC. Any alterations or improvements made by ACME-1 will become the property of Docupal Demo, LLC upon the termination of this Lease Agreement. ACME-1 is not allowed to sublet or assign the premises to any other party without written permission from Docupal Demo, LLC.



Maintenance and Repairs

DocuPal Demo, LLC will maintain the property's roof, foundation, and exterior walls. ACME-1 must promptly report any issues.

ACME-1 Responsibilities

ACME-1 will maintain the interior of the property, including all fixtures. This includes HVAC systems, plumbing, and electrical systems. ACME-1 is responsible for any damage caused by their negligence.

DocuPal Demo, LLC Responsibilities

DocuPal Demo, LLC will address structural repairs. This includes issues affecting the building's integrity. ACME-1 must provide timely notice of needed repairs. DocuPal Demo, LLC will make necessary repairs within a reasonable timeframe after notification.

Alterations and Improvements

ACME-1 shall not make any alterations, additions, or improvements to the premises without the prior written consent of Docupal Demo, LLC. This includes, but is not limited to, any structural changes, electrical work, plumbing modifications, or significant cosmetic changes. ACME-1 must submit detailed plans and specifications for any proposed work to Docupal Demo, LLC for approval. Docupal Demo, LLC's consent shall not be unreasonably withheld, conditioned, or delayed.

Approval Process

ACME-1 is responsible for obtaining all necessary permits and approvals from relevant governmental authorities before commencing any alterations or improvements. All work must be performed in a good and workmanlike manner, using licensed and qualified contractors. ACME-1 will ensure that all alterations and improvements comply with applicable building codes, regulations, and laws. Docupal Demo, LLC has the right to inspect the work in progress to ensure compliance with the approved plans and specifications.



Ownership of Improvements

Unless otherwise agreed in writing, all alterations, additions, and improvements made to the premises by ACME-1 shall become the property of Docupal Demo, LLC upon the termination of this Lease. Docupal Demo, LLC may require ACME-1, at ACME-1's expense, to remove any alterations or improvements made by ACME-1 and to restore the premises to its original condition upon the termination of this Lease.

Utilities and Services

ACME-1 is responsible for arranging and paying for the following utilities and services used at the property: electricity, water, and internet. ACME-1 must set up accounts with the relevant utility providers promptly after the lease begins and ensure these accounts remain active throughout the lease term. Docupal Demo, LLC will not be responsible for any interruption of services due to ACME-1's failure to maintain these accounts. ACME-1 agrees to use these utilities and services responsibly and in compliance with all applicable laws and regulations.

Rules and Regulations

Property Rules

ACME-1 must keep the property clean and in good condition. ACME-1 is responsible for any damage they cause. ACME-1 cannot make any changes to the property without written consent from Docupal Demo, LLC.

Noise

ACME-1 must not make excessive noise that disturbs other tenants. Quiet hours are from 10:00 PM to 7:00 AM.

Pets

ACME-1 cannot keep any pets on the property without written consent from Docupal Demo, LLC.



Parking

ACME-1 can only park in designated parking areas. Vehicles must be registered with Docupal Demo, LLC. Illegally parked vehicles may be towed at the owner's expense.

Tenant Obligations

ACME-1 must follow all applicable laws and regulations. ACME-1 must pay rent on time. ACME-1 must maintain insurance coverage as required by this lease. ACME-1 is responsible for the conduct of their guests.

Insurance Requirements

ACME-1 will maintain, at its sole cost and expense, the following insurance coverage during the Lease Term:

- **Commercial General Liability Insurance:** ACME-1 must maintain commercial general liability insurance with a combined single limit of not less than \$1,000,000 per occurrence and \$2,000,000 in the aggregate. This insurance will cover bodily injury, property damage, and personal injury arising out of ACME-1's operations or use of the Premises. Docupal Demo, LLC must be named as an additional insured on this policy.
- **Property Insurance:** ACME-1 will maintain property insurance covering all of ACME-1's personal property and any leasehold improvements within the Premises for their full replacement value against all risks of loss or damage, including but not limited to fire, theft, vandalism, and other perils typically covered by an "all-risk" policy.
- **Worker's Compensation Insurance:** ACME-1 will maintain worker's compensation insurance as required by applicable law.

Docupal Demo, LLC will maintain insurance on the building. The policy will cover loss or damage caused by fire, and other standard perils.



Default and Remedies

Tenant Default

ACME-1 will be considered in default of this Lease if they fail to pay rent when due, or if they fail to comply with any other term or condition of this Lease. Other conditions of default include abandoning the property, or any action that could lead to the property being damaged.

Landlord Remedies

Upon the occurrence of any default by ACME-1, Docupal Demo, LLC shall have the option to pursue one or more of the following remedies:

- **Termination:** Docupal Demo, LLC may terminate this Lease by giving ACME-1 written notice of termination. Upon such termination, ACME-1 shall immediately surrender possession of the Premises to Docupal Demo, LLC.
- **Eviction:** Docupal Demo, LLC may pursue legal action to evict ACME-1 from the Premises in accordance with applicable law.
- **Rent Acceleration:** Docupal Demo, LLC may declare all rent for the remaining term of this Lease immediately due and payable.
- **Damages:** Docupal Demo, LLC may recover from ACME-1 any damages incurred by Docupal Demo, LLC as a result of ACME-1's default, including but not limited to, costs of re-letting the Premises, lost rent, and attorneys' fees.

Late Payment Penalty

If any rent payment is more than 10 days late, ACME-1 shall pay a late fee of 5% of the overdue amount.

Dispute Resolution

The parties aim to resolve any disputes related to this Lease Agreement amicably.



Informal Resolution

First, the parties will attempt to resolve disputes through good-faith negotiations. This involves direct communication between Docupal Demo, LLC and ACME-1 representatives.

Mediation

If informal negotiations fail, the parties agree to attempt mediation. A mutually agreed-upon mediator will assist in facilitating a resolution. The parties will share the costs of the mediator equally. The mediation will take place in Anytown, CA, unless both parties agree to an alternative location.

Arbitration or Litigation

If mediation is unsuccessful, Docupal Demo, LLC may choose to proceed with binding arbitration or litigation. Arbitration would involve a neutral arbitrator making a final and binding decision. Litigation would involve pursuing the dispute in a court of law. The choice between arbitration and litigation rests solely with Docupal Demo, LLC. If arbitration is chosen, the rules of the American Arbitration Association will govern the process. If litigation is chosen, the venue will be in Anytown, CA. The prevailing party in any arbitration or litigation will be entitled to recover its reasonable attorneys' fees and costs.

Dispute Resolution Process Explained

Mediation: This process involves a neutral third party (the mediator) who helps the disputing parties reach a mutually acceptable agreement. The mediator does not make a decision but guides the discussion and helps identify common ground.

Arbitration: In arbitration, a neutral arbitrator or panel hears evidence and arguments from both sides and then makes a binding decision. This decision is typically enforceable in court. Arbitration is generally faster and less expensive than litigation.

Litigation: Litigation involves resolving the dispute in a court of law. This process can be more formal and time-consuming than mediation or arbitration, as it involves filing pleadings, conducting discovery, and presenting evidence at trial. A judge or jury will ultimately decide the outcome of the case.



Termination and Surrender of Premises

Termination

This Lease shall terminate upon the expiration of the Lease Term. ACME-1 must provide Docupal Demo, LLC with written notice of its intent to vacate at least 60 days prior to the Lease expiration date.

Surrender of Premises

Upon termination of this Lease, ACME-1 will surrender the Premises to Docupal Demo, LLC in broom-clean condition, free of all ACME-1's personal property and trade fixtures. ACME-1 shall repair any damage to the Premises caused by ACME-1's occupancy, excluding ordinary wear and tear. ACME-1 will leave the Premises in good order and condition.

Early Termination

ACME-1 may terminate this Lease prior to the expiration of the Lease Term by providing Docupal Demo, LLC with 90 days written notice and paying a termination fee equal to three months' rent. All outstanding amounts owed by ACME-1 to Docupal Demo, LLC must be paid at the time of termination.

Miscellaneous Provisions

Entire Agreement

This Lease constitutes the entire agreement between Docupal Demo, LLC, and ACME-1. It supersedes all prior discussions, negotiations, and agreements, whether oral or written, relating to the lease of the property.

Amendments

No amendment to this Lease will be effective unless it is in writing and signed by both Docupal Demo, LLC, and ACME-1.



Severability

If any provision of this Lease is held to be invalid or unenforceable, the remaining provisions will continue in full force and effect. The invalid or unenforceable provision will be replaced by a valid and enforceable provision that comes closest to expressing the intention of the original provision.

Notices

All notices required or permitted under this Lease must be in writing and delivered to the addresses specified below:

For Docupal Demo, LLC: 23 Main St, Anytown, CA 90210

For ACME-1: 3751 Illinois Avenue, Wilsonville, Oregon - 97070, USA

Notices may be given by any of the following methods: personal delivery, nationally recognized overnight courier, or certified mail, return receipt requested. Notice will be deemed given upon actual receipt.

Governing Law

This Lease will be governed by and construed in accordance with the laws of the State of California, without regard to its conflict of laws principles.

Waiver

No waiver of any provision of this Lease will be effective unless it is in writing and signed by the party granting the waiver. No waiver of any provision will be deemed a waiver of any other provision or of the same provision on a future occasion.

Binding Effect

This Lease will be binding upon and inure to the benefit of the parties and their respective successors and permitted assigns.



Counterparts

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

Signatures and Execution

This Lease Agreement is made effective as of August 9, 2025.

Lessor

Docupal Demo, LLC, a company organized under the laws of United States, signing as Lessor.

By: _____

Name:

Title:

Date: _____

Lessee

Acme, Inc, signing as Lessee.

By: _____

Name:

Title:

Date: _____

Witnesses

Witness 1:

Name:



Date: _____

Witness 2:

Name:

Date: _____

Acknowledgement

Both parties agree to all terms and conditions outlined in this Lease Agreement. They indicate their consent by signing and dating below. Witnesses must also sign and date, affirming the parties freely signed this agreement.

About Us (Reusable Block)

About Docupal Demo, LLC

Docupal Demo, LLC, located at 23 Main St, Anytown, CA 90210, is the lessor in this agreement. Docupal Demo, LLC is a company organized under the laws of United States. Our base currency is USD. As the lessor, Docupal Demo, LLC is responsible for providing ACME-1 with the property outlined in this lease agreement. We will ensure the property is in suitable condition for ACME-1's use, as detailed in the agreement. We are committed to maintaining a professional and transparent relationship with ACME-1 throughout the term of this lease.

