STANDARD COMMERCIAL LEASE

LANDLORD: Copper Square Holdings, LP
TENANT: Ridgeline Coffee Roasters, Inc., a Delaware corporation
GUARANTOR: Marcus T. Vale, individually

This Lease is dated January 22, 2026.

ARTICLE 1 - PREMISES
Landlord leases to Tenant approximately 4,200 rentable square feet known as Suite 300, 420 North Mission Street, Phoenix, Arizona 85004, within the building commonly known as Copper Square (the "Building"). Tenant’s Proportionate Share of the Building is 8.75%.

ARTICLE 2 - TERM
The Term commences on March 1, 2026 and expires on February 28, 2031, being sixty (60) months. Landlord shall deliver possession on January 31, 2026 for Tenant’s buildout.

ARTICLE 3 - RENT
Base Rent commences May 1, 2026. The first two (2) months of the Term are rent free, excluding Additional Rent. Base Rent for the first Lease Year is $10,500.00 per month ($30.00 per rentable square foot annually). Rent is due on the first day of each month. Any payment received more than five (5) days late bears a late charge of five percent (5%) of the amount due.

ARTICLE 4 - RENT ESCALATION
Base Rent increases three percent (3.0%) on each anniversary of the Rent Commencement Date, beginning March 1, 2027 and continuing March 1, 2028, March 1, 2029, and March 1, 2030.

ARTICLE 5 - SECURITY

Tenant shall deliver a security deposit of $21,000.00 upon execution and an irrevocable letter of credit in the amount of $50,000.00. Landlord shall return the deposit within sixty (60) days after expiration of the Term.

ARTICLE 6 - OPERATING EXPENSES

This is a triple net (NNN) Lease. Tenant shall pay its Proportionate Share of Operating Expenses, Real Estate Taxes, and insurance, as Additional Rent, based on a Base Year of 2026. Controllable Operating Expenses shall not increase more than five percent (5%) per year on a cumulative basis. Non-controllable expenses, including taxes, insurance, and utilities, are not subject to the cap.

Landlord shall deliver a reconciliation statement each April. Tenant may audit Landlord’s books within ninety (90) days of receiving the statement.

ARTICLE 7 - UTILITIES

Tenant shall pay directly for all utilities serving the Premises, including separately metered electricity and gas.

ARTICLE 8 - USE

The Premises shall be used solely for a specialty coffee roastery, cafe, and related retail sales, and for no other purpose. Tenant shall operate continuously during Building hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday. Landlord grants Tenant the exclusive right to sell brewed coffee within the Building for the Term.

ARTICLE 9 - TENANT IMPROVEMENTS

Landlord shall provide a Tenant Improvement Allowance of $168,000.00 ($40.00 per rentable square foot). Tenant must submit final draw requests no later than September 1, 2026, after which any unused allowance is forfeited. Landlord shall deliver the Premises with building-standard HVAC, demised walls, and a code-compliant restroom.

ARTICLE 10 - PERCENTAGE RENT

In addition to Base Rent, Tenant shall pay six percent (6%) of Gross Sales exceeding an annual natural breakpoint of $2,100,000.00.

ARTICLE 11 - ASSIGNMENT AND SUBLETTING

Tenant shall not assign this Lease or sublet all or part of the Premises without Landlord’s prior written consent, which shall not be unreasonably withheld. Landlord shall have the right to recapture the Premises in lieu of consenting to any proposed assignment. Fifty percent (50%) of any rent received in excess of Base Rent shall be paid to Landlord.

ARTICLE 12 - RELOCATION

Landlord reserves the right, on ninety (90) days notice, to relocate Tenant to comparable premises within the Building at Landlord’s expense.

ARTICLE 13 - INSURANCE

Tenant shall maintain commercial general liability insurance of not less than $2,000,000 per occurrence, naming Landlord as additional insured, and shall deliver certificates annually.

ARTICLE 14 - DEFAULT

Tenant is in default if any monetary obligation remains unpaid five (5) days after written notice, or if any non-monetary obligation remains uncured thirty (30) days after written notice.

ARTICLE 15 - HOLDOVER

Any holding over after expiration without Landlord’s written consent constitutes a month-to-month tenancy at one hundred fifty percent (150%) of the Base Rent then in effect.

ARTICLE 16 - ESTOPPEL AND SUBORDINATION

Tenant shall execute an estoppel certificate within ten (10) days of request. This Lease is subordinate to any mortgage now or hereafter placed on the Building, provided Tenant receives a commercially reasonable subordination, non-disturbance and attornment agreement.

ARTICLE 17 - PARKING AND SIGNAGE

Tenant is allocated twelve (12) unreserved parking spaces at $85.00 per space per month. Tenant may install one exterior sign on the Mission Street elevation, subject to Landlord and City approval.

ARTICLE 18 - GOVERNING LAW

This Lease is governed by the laws of the State of Arizona.

EXHIBIT C - OPTION TO EXTEND

Provided Tenant is not in default, Tenant shall have one (1) option to extend the Term for an additional sixty (60) months. Tenant must exercise this option by written notice delivered no earlier than twelve (12) months and no later than one hundred eighty (180) days prior to the expiration of the initial Term. Base Rent for the extension term shall be ninety-five percent (95%) of fair market rent, determined by appraisal if the parties do not agree.

EXHIBIT D - EARLY TERMINATION OPTION

Tenant may terminate this Lease effective February 28, 2029 by giving written notice no later than August 31, 2028 and paying a termination fee of $95,000.00, representing unamortized Tenant Improvement Allowance and leasing commissions.

EXHIBIT E - RIGHT OF FIRST REFUSAL

Tenant shall have a continuing right of first refusal on Suite 310, comprising 1,900 rentable square feet, exercisable within ten (10) business days of Landlord’s notice of a bona fide third-party offer.

GUARANTY OF LEASE

Marcus T. Vale ("Guarantor") unconditionally guarantees the full performance of all Tenant obligations under this Lease, including payment of all Base Rent and Additional Rent, for the entire Term and any extension. This is a full personal guaranty and is not limited to any period or dollar amount. Guarantor waives all suretyship defenses.

SIGNATURES

LANDLORD: Copper Square Holdings, LP
By: Elaine M. Barros, Authorized Signatory
Date: January 22, 2026

TENANT: Ridgeline Coffee Roasters, Inc.
By: Marcus T. Vale, Chief Executive Officer
Date: January 22, 2026

GUARANTOR: Marcus T. Vale
Date: January 22, 2026

Broker: Desert Peak Commercial, Attn: J. Nakamura
Notices to Landlord: 1 North Central Avenue, Suite 2200,
Phoenix, AZ 85004