

This Lease Agreement ("Agreement") is entered into this 4TH day of MAY, 2026, by and between:

LESSOR: William J Rudge ("Owner")  
AND  
LESSEE: Happier Home Handyman LLC ("Company")

1. DESCRIPTION OF ASSETS: The Lessor hereby leases to the Lessee the following equipment (the "Assets"):

- Vehicle 1: 2003 Chevrolet S10 (VIN: 1GCDT13X23K162583 FL. PLATE# VN8GJ)

- Vehicle 2: 1995 Chevrolet S10 (VIN: 1GCCS1427S8157325 FL. PLATE# VP7WJ)

- Trailer: 8x5 Utility Trailer (Serial/VIN: 4FPFB0819YG043833 FL. PLATE # XGN659)

- Included Equipment: All ladders, power tools, and hand tools currently staged within the Assets.

2. TERM: This lease shall begin on 05/01, 2026, and continue on a month-to-month basis until terminated by either party with thirty (30) days' notice.

3. LEASE PAYMENTS: Lessee agrees to pay Lessor a lease fee of \$2,100.00 per year, plus the cost of all maintenance, insurance, and operating expenses as "in-kind" consideration.

4. MAINTENANCE AND REPAIRS: Lessee (The LLC) shall be responsible for all maintenance, repairs, and mechanical upgrades (including engine replacements) required to keep the Assets in safe, operational condition. All such improvements shall remain with the Assets.

5. INSURANCE & LIABILITY: Lessee shall maintain appropriate commercial insurance coverage for the Assets during the term of

use. Lessee agrees to indemnify and hold Lessor harmless from any and all claims, damages, or legal actions arising from the operation or use of the Assets by the Company.

6. OWNERSHIP: Titles and registrations shall remain in the name of the Lessor. This Agreement represents a RIGHT TO USE ONLY and does NOT transfer legal ownership of the Assets.

7. SEVERABILITY: If any part of this agreement is found to be unenforceable, the remainder of the agreement remains in full legal force.

SIGNATURES:



WITHOUT PREJUDICE UCC 1-308

05/04/2026

Lessor: William Rudge

Date



05/04/2026

APPROVED REPRESENTATIVE OF  
HAPPY HOME HANDYMAN LLC  
Lessee: Authorized Member,  
Happier Home Handyman LLC