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CO-DISPLAY SPACE AGREEMENT

I. THE PARTIES. This Co-Display Space Agreement ("Agreement") made this __, day 2021 is by and between: Global Party LLC.

Landlord: Global Party LLC. A Florida llc ("Landlord") of 2063 Indian River Blvd, Vero Beach, Florida 32960,

AND

Tenant: _____ ("Tenant") of _____, City of _____, State of _____, Zip Code _____. The Landlord and Tenant shall be referred to as the "Parties" and agree as follows:

II. CO-DISPLAY SPACE. Under this Agreement, the Landlord agrees to offer the following property to the Tenant for co-display use:

Street Address: 2035 Indian River Blvd. Vero Beach Fl 32960.

Addt'l. Description: DISPLAY SPACE # ___. with the dimensions shown on EXHIBIT A

Hereinafter known as the "Premises".

III. TERM. This Agreement shall start on _____, 2021 and continue:

On a Month-to-Month Basis. This Agreement shall continue until either of the Parties gives notice of 90 days from the next payment date.

☐ - This month-to-month arrangement that may be terminated with (90) days' notice by either party.

IV. SERVICES. The Tenant shall be provided with the following as part of this Agreement:

Conference Room.

The Tenant shall be given access to the Conference room at any time during business hours on a first come, first serve basis and must be scheduled with at least 3 hours' notice. If the Tenant should request additional hours past the normal business hours, it shall be at the rate of $ 25 per hour.

☐ Coffee and Refreshments. The Tenant shall have access and be able to consume an unlimited amount of coffee and other refreshments as designated by the Landlord. Coffee and Refreshments availability may change from time-to-time.

☐ - Directory. The Landlord shall allow the Tenant to display their business name and LOGO on any available online or other published material describing the Premises.

☐ - Internet Access. The Landlord shall provide premium internet access to the Tenant by supplying a Wi-Fi Username and Password following the execution of this Agreement.

☐ - Workstations. Use of any of the workstations, meeting areas, or call areas located within the Premises on a first come, first serve basis during regular business hours.

Being a Tenant of the Premises grants the privilege and use in common with other tenants on the Premises. The Tenant understands the use of the Premises is determined by each tenant's agreement with the Landlord. In no way does the term "Co-Display" or any other term in this Agreement suggest that the rights of any tenant is equal to another.

V. BUSINESS HOURS. The business hours of the Premises shall be the following:

Start Time: 9 AM

 End Time: 6 PM

VI. SECURITY DEPOSIT. The Tenant, as part of this Agreement and separate from the first payment to the Landlord:

☐ - Shall be required to pay a Security Deposit ("Security Deposit"). The Security Deposit shall be held by the Landlord until this Agreement is terminated. Tenant shall be charged a 1-month security deposit equal to 1 months' rent at time of lease execution.

VII. RATE. The Landlord agrees to allow the Tenant to occupy the Premises in exchange for a

☐ - Monthly Rate. The Tenant shall be charged $_____/month for the use of the Premises. All payments will be made on the _____ of the month.

VIII. LATE PAYMENT FEES. If any payment or charges due by the Tenant to the Landlord are not made within 5 calendar days, the Landlord shall:

Charge a late fee in the amount of:

$50 due shall accumulate for each ☐ day rent is late.

IX. SERVICE ANIMALS. The Premises has the following service animal policy:

Animals are not allowed on the Premises at any time during the term of this Agreement except for those legally allowed under State law for individuals with disabilities.

X. OPTIONAL ADVERTISING FEE. The Tenant shall be offered to participate in the front facing Video Displays for an additional fee:

XI. OPERATING STANDARDS. In accordance with this Agreement, and all other Co-Display space agreements on the Premises, the Tenant and the tenants of the Premises agree to the following:

No business may advertise or have identifying signs or notices that are inscribed, painted, or affixed on any part of the Premises without the express written consent of the Landlord; All display units shall be free standing and shall not connect to any wall ceiling or floor area within the premises. All displays must be submitted to and approved by landlord in writing prior to instillation.

All tenants of the Premises shall keep clean any common areas after use. This includes, but is not limited to, conference rooms, call areas, coffee and snack areas, visual equipment, and any other space that may be used by another tenant;

All tenants are prohibited from smoking in any area of the Premises; and

All tenants are to operate in a way that is courteous with all other individuals.

The Landlord reserves the right to make other reasonable rules and regulations from time to time in order to promote a good Co-Display environment amongst the tenants.

XII. WAIVER. The Landlord shall not be liable for any interruption or error in the performance of the services offered under this Agreement. The Tenant waives all

liability against the Landlord for any claims arising from such disruption of services, specifically, any telecommunication utilities on the Premises. Furthermore, any loss, damage, expense, or injuries to persons or the Tenant's property arising out of mistakes, omissions, interruptions, delays, errors, or defects in any transmission occurring in the course of furnishing telecommunications services provided are not caused by the willful acts of the Landlord, as well as any claim for business interruption and for consequential damage.

Both Parties hereby agree to defend, indemnify and hold harmless from and against any and all claims, damages, injury, loss and expenses to or of any portion or property resulting from the acts or negligence of their agents, employees, invitees, and/or licensees while on the Premises.

XIII. DEFAULT. The Tenant shall be considered in default if they should violate any portion of this Agreement. If the Tenant is found to be in violation of this Agreement, the Landlord shall give notice that the violation must be corrected within forty-eight (48) hours or else this Agreement shall be terminated immediately.

XIV. NOTICES. All notices shall be sent to the mailing address located in Section I of this Agreement.

XV. TIME IS OF THE ESSENCE. Time is of the essence as to the performance by the Tenant and all covenants, terms and provisions of this Agreement.

XVI. SEVERABILITY. If any provision of this Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.

XVII. INDEMNIFICATION. The Landlord shall not be liable for any damage or injury to the Tenant, or any other person, or to any property, occurring on the Premises, or any part thereof, or in common areas thereof, and the Tenant agrees to hold the Landlord harmless from any claims or damages unless caused solely by the Landlord's negligence. It is recommended that renter's insurance be purchased at the Tenant's expense.

XVIII. GOVERNING LAW. This Agreement is to be governed under the laws located in the State where the Premises is located.

XIX. ADDITIONAL TERMS AND CONDITIONS. _____

_____

_____

XX. ENTIRE AGREEMENT. This Agreement contains all the terms agreed to by the parties relating to its subject matter including any attachments or addendums. This Agreement replaces

all previous discussions, understandings, and oral agreements. The Landlord and Tenant agree to the terms and conditions and shall be bound until the end of the Lease Term.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the undersigned dates written below.

Landlord's Signature _____ Date: _____

Print Name: _____

Tenant's Signature _____ Date: _____

Print Name: _____