

This Instrument Prepared by:
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150
Birmingham, Alabama 35242

STATE OF ALABAMA

COUNTY OF SHELBY

This termination is in connection with that certain Lease Agreement by and between Cape Group, LLC and Encore Franchises, LLC, recorded in Instrument 20210528000262890, in the Probate Office of Shelby County, Alabama.

Agreement Regarding Termination of Lease Agreement

For the good and valuable mutual consideration, the sufficiency of which is hereby acknowledged, the undersigned Landlord certifies and agrees as follows regarding the prior termination of the Lease Agreement dated February 17, 2021, as amended, by and between Cape Group LLC (Landlord) and Encore Franchises, LLC (Tenant), and Rahim Budhwani (Guarantor), relating to 3125 Cahaba Valley Road, Pelham, Alabama 35124. The parties agree that said Lease Agreement has been terminated and is void and of no further force and effect except for the terms described herein. The parties agree to the following:

1. Tenant has vacated and delivered to Landlord possession of the Premises and the Licensed Common Area on or prior to July 31, 2024, and except as provided in the next sentence, all fixtures and equipment, broom clean, in good condition. Normal wear and tear excepted. Prior to this delivery, Tenant has removed all personal property and Tenant shall not remove any fixtures or property of Landlord. The Landlord will accept the said property "As Is" in its current state as of such return date.

2. So long as the Tenant timely performs as required by paragraph 1 above, Landlord agrees to waive its claim for the balance of Rent for the remainder of the term as contemplated by Section 23.2(a) of the Lease Agreement. In the event Tenant does not perform as required by paragraph one above, Landlord shall have all remedies available under the Lease Agreement and Alabama law to seek damages for Tenant's defaults.

EXECUTED AND DELIVERED as of the date first above mentioned.

LANDLORD:

CAPE GROUP LLC,
an Alabama limited liability company

By: Jeff T. Brewer
Print Name: Jeff T. Brewer
Its: Manager

STATE OF ALABAMA §
COUNTY OF SHELBY §

I, the undersigned, a notary public in and for said County in said State, hereby certify that Jeff T. Brewer, whose name as Manager of **CAPE GROUP LLC**, an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, (s)he, as such Manager, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

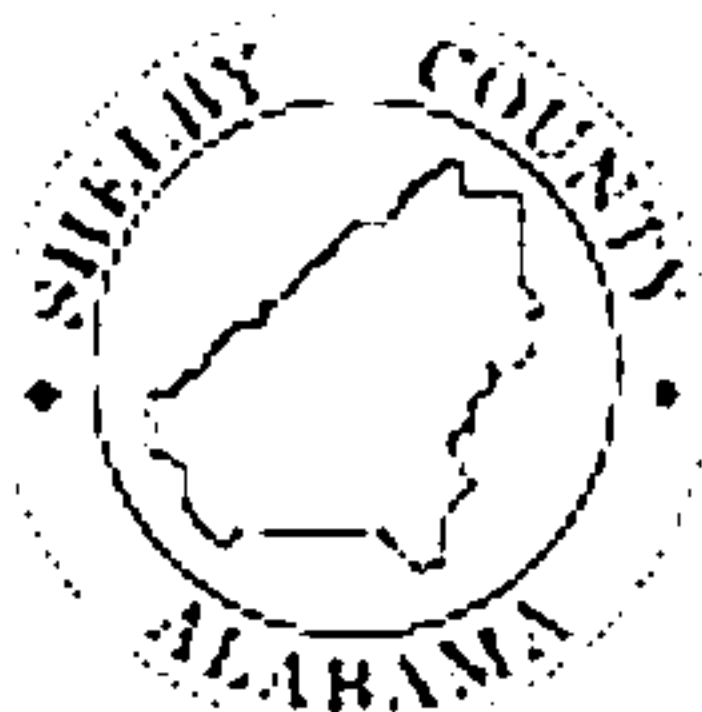
Given under my hand and official seal, this the 11th day of March 2025.

Herbie Lee Solomon Jr
Notary Public

My Commission Expires: 05-01-2027

[SEAL]

Herbie Lee Solomon Jr
My Commission Expires
Notary
Public
05-01-2027
Alabama State At Large



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/12/2025 10:04:33 AM
\$25.00 JOANN
20250312000074070

Alex S. Bayl