GRANVILLE-HAVENWOODS ADVISORY COUNCIL
BUSINESS QUESTIONNAIRE

Date
05/22/2026

The Granville-Havenwoods Advisory Council reviews plans and proposals for redevelopment projects in the **Granville-Havenwoods Development Area** for consistency with the goals, needs, and desires of the Granville-Havenwoods community and its residents, businesses, property owners and other stakeholders. The Granville-Havenwoods Development Area is bounded by W. County Line Road, Good Hope Road, N. 43rd Street, and N. 107th Street. Additionally, the council would like to be informed of new businesses or developments coming into the Granville-Havenwoods Development Area or altering operations within the area. The council would like to review those businesses/developments and possibly offer recommendations or provide input on them. Any recommendations made by this council are advisory only to other required processes.

Please be prepared to present on your business or proposed business for roughly 5 minutes. If you are not confident in your command of English, please bring a translator with you. Applicants must meet with the local Council member prior to appearing at this meeting and may be moved to the next meeting date, if the meeting runs long

Individual Name:
INCLUDE ALIASES AND PRIOR NAMES

Email: eburlakov87@gmail.com

1. What is the legal name and D/B/A name of your business?

Superior Auto Group LLC

2. What is the address of your business or proposed business?

9438 N 107th St Milwaukee WI

3a. Are you a new or existing business?

Existing Business, Second Location

3b. How many years have you been in business?

16

4. Describe the product(s) or service(s) you offer.
Include specific activities to be held at the proposed location. Include all licensing needed/applied for.

Automotive Service/Sales

5. What problem does your business solve?

Speciality European Repair and Vehice Sales at affordable rates

6a. How will you involve the community?

We plan to first hire from within the community if possible, work with local businesses to advertise and help each othe in incestivise their employees to shop with us.

6b. How will you give back to the community?

As with our other location we would love to participate in local clean up efforts and any other community initiatives. We plan to host regular even such as community BBQs to meet all the local businesses and residents.

Continued →

7. What are the business hours of operation? 8-5 Mon - Fri 8-1 Saturday
8. Who is your target audience? First we will attempt to work with the factories, distribution faclilities in the immediate area. Beyond that a broader marketing plan targeting the local reqion for anyone looking to purchase or have their european/import vehicle serviced.
9a. Why do you want your business to be located within the 9th district? We believe this area in on an upward trajectory. It will be beneficial for us to contribute to the area as it grows and expands.
9b. How will your business improve the 9th district? Providing quality vehicles and automotive service to the area, attracing quality employees to the area, bringing tax dollars to the area to help make the area better. As with our other location we would like to contribute to any local area cleen up efforts and any community improvement projecots.
10. Who will maintain the exterior premise of your establishment? Clean up will be done by our team, building and facilities maint. by property owner
11. Are you leasing or buying the building where your business will be located? Leasing
12. Describe your security design. Camerias will be placed at front and read of building. Alarms at each entry and overhead door.
13. Does your proposal involve any City approvals? If so, what are those approval processes? Board of Zoning, as well as routine inspections construction, fire ETC
14. What is the project timeline or schedule for your development or business, including any City approvals that are required? If everything goes as planned everything should be permitted and operating by mid July.
15a. Do you have a written business plan? Yes Submitted.
15b. Does your plan include a marketing plan? Yes, socialheavy social media marketing to start.
15c. Are you doing financing? If yes, with whom? NO
15d. What is your plan on hiring and how many full/part-time employees? Currently the plan is to hire 5 full tiime and 3 part time team members.

Continued

15e. Are you going to hire within the community and how do you plan to recruit/train these individuals? We will first attempt to hire from within the local area, second option is graduates from local trade schools. As a business we regularly invest in training seminars and courses as well as team building activities for our team.
15f. What insurance coverage do you have? State Farm
16. If needed, have you contacted the Department of Public Works? Have not needed
17. Do you have a contractor for plumbing, HVAC, and architect? If yes, who are they? Contractor: Eric Mays 414 840 1178 No architecht was needed so far.
18. Have you obtained your seller's permit? Yes
19. Have you registered with the Department of Financial Institutions? Yes
20. Do you have an accountant and a lawyer? If yes, who are they? Alan Duetch Attorney -- Deutch Law Firm Max Levin Accountant -- Affinity Tax Service
21. Do you currently have any unpaid financial judgments against you personally or any businesses you are involved with and/or in? If the questionnaire is not answered in full you will not be recommended to proceed in the process. Unpaid No. Currently in a payment plan for state sales tax, and personal property tax.

Please provide interest in the land. The following documents are acceptable forms of proof of interest in the land:

- Land Contract, Quit Claim Deed or Warranty Deed, if you own the property
- Offer to Purchase, if you are expecting to purchase the property
- Lease, if you rent the property
- Option, if you have an option on the property

All documents must be signed by all parties. Tax bills, title policies, mortgage papers or rent receipts are not acceptable forms of interest

GRANVILLE-HAVENWOODS ADVISORY COUNCIL
INDIVIDUAL QUESTIONNAIRE

Date: 05/22/2026

All individuals involved in the business must complete this form, including:

- sole proprietor
- all partners of a partnership
- all officers, directors, and agent of a corporation or nonprofit organization
- members and agent of a limited liability company

Your application or renewal is not complete until all required Individual Questionnaires are submitted.

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor) Superior Auto Group LLC	
2. Business Trade Name or DBA Superior Service	
3. Entity Type *(check one)* ☐ Sole Proprietor ☐ Partnership ☑ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization	

Part B: Individual Information

1. Last Name Burlakov	2. First Name Edward		3. M.I.
4. Relationship to Business (Title) Agent of LLC/Owner	5. Email eburlakov87@gmail.com		6. Phone 4142339721
7. Home Address 7234 N Green Bay Ave #114			
8. City Glendale	9. State WI	10. Zip Code 53209	11. Date of Birth 02/17/1987
12. Driver License/State ID Number B6422208705703		13. Driver License/State ID State of Issuance Wisconsin	

Part C: Address History

1. Do you currently reside in Wisconsin? ☑ Yes ☐ No

If yes to 1 above, how long have you continuously lived in Wisconsin prior to the date of application? Years: 28 Months:

2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.

Address	City	State	Zip Code
Previous Address 1			
Previous Address 2			
Previous Address 3			
Previous Address 4			
Previous Address 5			

3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.

State	County	State	County	State	County	State	County

Continued

Part D: Criminal History

1. Have you ever been convicted of any offenses (excluding traffic offenses) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? .... ☐ Yes ☐ No

If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

Law/Ordinance Violated	Location	Conviction Date

Penalty Imposed	Was sentence completed? .... ☑ Yes ☐ No

Law/Ordinance Violated	Location	Conviction Date

Penalty Imposed	Was sentence completed? .... ☐ Yes ☐ No

Law/Ordinance Violated	Location	Conviction Date

Penalty Imposed	Was sentence completed? .... ☐ Yes ☐ No

2. Are charges for any offenses currently pending against you (excluding traffic offenses) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? .... ☐ Yes ☐ No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part E: Attestation

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully.

Signature	Date
e.burlakov	05/21/2026

COMMERCIAL LEASE AGREEMENT

ARTICLE 1.
BASIC LEASE TERMS

1.1 Parties. This Commercial Lease Agreement (this "Lease") is entered into the first day of August, 2024 by and between Gravity Investments, LLC, a Wisconsin limited liability company ("Landlord"), and Superior Auto Group LLC ("Tenant"). Notices to Landlord shall be sent via email to info@chestnutbusinesspark.com, attention Audrius Asakenas. All payments of rent shall be made via ACH in accordance with instructions provided by Landlord.

1.2 Premises. In consideration of the rents, terms, provisions and covenants of this Lease, Landlord hereby leases, lets and demises to Tenant, one (1) unit at approximately 4,000 square feet of space in the building located at 9438 North 107th Street, Milwaukee, Wisconsin, 53224 (the "Premises" and/or the "Building").

1.3 Term. Subject to and upon the conditions set forth herein, the term of this Lease shall be three (3) years, commencing March 15, 2026 (the "Lease Commencement Date") and terminating on February 28, 2029, unless sooner terminated or extended as hereinafter provided.

1.4. Option to Renew. Provided that Tenant is not in default in the performance of this Lease, Tenant shall have the option to renew this Lease for three (3) years renewal option at the expiration of the initial lease term. All terms and conditions of this Lease shall be subject to review and mutual agreement by the parties at the time of renewal. The option shall be exercised by written notice given to Landlord not less than thirty (30) days prior to the expiration of the initial lease term. If notice is not given in the manner provided herein within the time specified, the option to renew the Lease shall expire.

1.5 Rent. The first installment of rent shall be due and payable on March 15, 2026 (the "Rent Commencement Date"). Monthly rent amount is $2,600.

Rent is increased by three (3 %) on year two (2) and each anniversary thereafter.

1.6 Permitted Use and Hours. The leased Premises shall be continuously operated, used, and occupied by Tenant as general office, warehouse and car repair shop.

1.7 Security Deposit. One (1) month's rent shall be due and payable to Landlord contemporaneously with the signing of this agreement.

ARTICLE 2.
RENT

2.1 Base Rent. Tenant agrees to pay monthly as Base Rent during the term of this Lease the installments at the rates set forth in Section 1.5 of this Lease, which installments shall be payable to Landlord at the address shown above. The first installment of rent shall be due and payable on the Rent Commencement Date and succeeding monthly installments shall be due and payable on or before the first (1st) day of each calendar month thereafter during the term of this Lease; provided, if the Rent Commencement Date should be a date other than the first day of a calendar month, the monthly rental set forth above shall be prorated to the end of that calendar month, and all succeeding installments of rent shall be payable on or before the first day of each succeeding calendar month during the term of this Lease. Tenant shall pay, as additional rent, all other sums due under this Lease. Notwithstanding anything in this Lease to the contrary, if Landlord, for any reason whatsoever (other than Tenant's default), cannot deliver possession of the Premises to the Tenant on the Rent Commencement Date, this Lease shall not be void or voidable, nor shall Landlord be liable to Tenant for any loss or damage resulting therefrom, nor shall the expiration of the term be extended, but all rent shall be abated until Landlord delivers possession. All Base Rent, additional rent and other sums payable by Tenant pursuant to this Lease are payable without demand and without any reduction, abatement, counterclaims or setoff.

2.2. Operating Expenses. The term "operating expenses" includes all expenses incurred by Landlord with respect to the maintenance and operation of the Building of which the Premises are a part, including, but not limited to, the following: maintenance, repair and replacement costs; electricity, fuel, water, sewer, gas and other common Building utility charges; signage; equipment used for maintenance and operation of the Building; security charges; security, window washing and janitorial services; trash and snow removal; landscaping and pest control; management fees, wages and benefits payable to employees of Landlord whose duties are directly connected with the operation and maintenance of the Building; all services, supplies, repairs, replacements or other expenses for maintaining and operating the Building or project including parking and common areas; improvements made to the Building which are required under any governmental law or regulation that was not applicable to the Building at the time it was constructed; installation of any device or other equipment which improves the operating efficiency of any system within the Premises and thereby reduces operating expenses;

all other expenses which would generally be regarded as operating, repair, replacement and maintenance expenses; installments of special assessments, including dues and assessments by means of deed restrictions and/or owners' associations which accrue against the Building during the term of this Lease, and legal fees incurred in connection with actions to reduce the same; and all insurance premiums Landlord is required to pay or deems necessary to pay, including fire and extended coverage, rent loss and public liability insurance, with respect to the Building.
Tenant shall pay, as additional rent, Tenant's proportionate share of all Operating Expenses incurred by Landlord during the term of this Lease, whether such expenses are billed directly to Tenant or paid by Landlord and reimbursed by Tenant.

2.3 Late Payment Charge. If the monthly rental payment or any other payment due from Tenant to Landlord is not received by Landlord on or before the due date thereof, Landlord shall be entitled to exercise any remedy for nonpayment provided in this Lease and, in addition, if such payment is not received on or before five (5) days after the due date, a late payment charge of five percent (5%) of such past due amount shall become due and payable by Tenant in addition to such amounts owed under this Lease.

2.4 Increase in Insurance Premiums. If an increase in any insurance premiums paid by Landlord for the Building is caused by Tenant's use of the Premises, or if Tenant vacates the Premises and causes an increase in such premiums, then Tenant shall pay as additional rent the amount of such increase to Landlord.

2.5 Holding Over. In the event that Tenant does not vacate the Premises upon the expiration or termination of this Lease, Tenant shall be a tenant at will for the holdover period and all of the terms and provisions of this Lease shall be applicable during that period, except that Tenant shall pay Landlord as base rental for the period of such holdover an amount equal to two (2) times the Base Rent which would have been payable by Tenant had the holdover period been a part of the original term of this Lease, together with all additional rent as provided in this Lease. Tenant agrees to vacate and deliver the Premises to Landlord upon Tenant's receipt of notice from Landlord to vacate. The rental payable during the holdover period shall be payable to Landlord on demand. No holding over by Tenant, whether with or without the consent of Landlord, shall operate to extend the term of this Lease.

ARTICLE 3.
OCCUPANCY AND USE

3.1 Use. Tenant warrants and represents to Landlord that the Premises shall be used and occupied only for the purpose as set forth in Section 1.6 hereof. Tenant shall occupy the Premises, conduct its business and control its agents, employees, invitees and visitors in such a manner as is lawful, reputable and will not create a nuisance. Tenant shall not permit any operation which emits any odor or matter which intrudes into other portions of the Building, use any apparatus or machine which makes undue noise or causes vibration in any portion of the Building or otherwise interferes with, annoys or disturbs any other lessee in its normal business operations or Landlord in its management of the Building. Tenant shall neither permit any waste on the Premises nor allow the Premises to be used in any way which would, in the opinion of Landlord, be extra hazardous on account of fire or which would in any way increases or renders void the fire insurance on the Building.

3.2 Signs. No sign of any type or description shall be erected, placed or painted in or about the Premises or Building except those signs submitted to Landlord in writing, and approved by Landlord in writing, and which signs are in conformance with Landlord's sign criteria established for the Building.

3.3 Compliance with Laws, Rules and Regulations. Tenant, at Tenant's sole cost and expense, shall comply with all laws, ordinances, orders, rules, occupancy permit requirements, and regulations of state, federal, municipal or other agencies or bodies having jurisdiction over the use, condition or occupancy of the Premises. Tenant will comply with the rules and regulations of the Building adopted by Landlord. Landlord shall have the right, at all times, to change and amend the rules and regulations in any reasonable manner as may be deemed advisable for the safety, care, cleanliness, preservation of good order and operation or use of the Building or the Premises. All changes and amendments to the rules and regulations of the Building will be sent by Landlord to Tenant in writing and shall thereafter be carried out and observed by Tenant.

3.4 Warranty of Possession. Landlord warrants that it has the right and authority to execute this Lease, and Tenant, upon payment of the required rents and subject to the terms, conditions, covenants and agreements contained in this Lease, shall have possession of the Premises during the full term of this Lease as well as any extension or renewal thereof. Further, that tenant shall have exclusive parking in the front and rear of the Premises and Landlord will deliver Premises with all mechanicals and doors in good working order. Landlord shall not be responsible for the acts or omissions of any other lessee or third party that may interfere with Tenant's use and enjoyment of the Premises.

3.5 Right of Access. Landlord, or its authorized agents, shall, at any and all reasonable times and upon reasonable notice to the Tenant, have the right to enter the Premises to inspect the same, to show the Premises to prospective purchasers or lessees, and to alter, improve or repair the Premises or any other portion of the Building. Tenant hereby waives any claim for damages for injury or inconvenience to or interference with Tenant's business, any loss of occupancy or use of the Premises, and any other loss occasioned thereby. Landlord shall, at all times, have and retain a key with which to unlock all of the doors in, upon and about the Premises. Tenant shall not change Landlord's lock system or in any other manner prohibit Landlord from entering the Premises. Landlord shall have the right to use any and all means which Landlord may deem proper to open any door in an emergency without liability therefor. Tenant shall permit Landlord to erect, use, maintain and repair pipes, cables, conduits, plumbing, vents and wires in, to and through the Premises as often and to the extent that Landlord may now or hereafter deem to be necessary or appropriate for the proper use, operation and maintenance of the Building.

3.6 Acceptance. The commencement by Tenant of any business in the Premises shall constitute an acknowledgment that the Premises are in the condition called for in this Lease and that Landlord has performed all of Landlord's work.

ARTICLE 4.
UTILITIES AND SERVICE

4.1 Building Services. Tenant agrees to pay, when due, all charges for water, sewer service, fuel, gas, electricity, and any other utilities supplied to Tenant at the Premises, whether such charges are billed directly to Tenant by the utility provider or billed to Landlord and reimbursed by Tenant. Tenant shall have no claim for rebate of rent on account of any interruption in service.

4.2 Theft or Burglary. Landlord shall not be liable to Tenant for losses to Tenant's property or personal injury caused by criminal acts or entry by unauthorized persons into the Premises or the Building.

ARTICLE 5.
REPAIRS AND MAINTENANCE

5.1 Landlord Repairs. Landlord shall not be required to make any improvements, replacements or repairs of any kind or character to the Premises or the Building during the term of this Lease except as are set forth in this Section. Landlord shall maintain only the roof, foundation, parking and common areas, the structural soundness of the exterior walls, doors, corridors, and other structures serving the Premises, provided, that Landlord's cost of maintaining, replacing and repairing the items set forth in this Section are operating expenses subject to the additional rent provisions in Sections 2.2 and 2.3 hereof. Landlord shall not be liable to Tenant, except as expressly provided in this Lease, for any damage or inconvenience, and Tenant shall not be entitled to any abatement or reduction of rent by reason of any repairs, alterations or additions made by Landlord under this Lease.

5.2 Tenant Repairs. Tenant shall, at all times throughout the term of this Lease, including renewals and extensions, and at its sole expense, keep and maintain the Premises in a clean, safe, sanitary and first-class condition and in compliance with all applicable laws, codes, ordinances, rules and regulations. The Landlord shall deliver all HVAC units in good working order. After such time, Tenant's obligations hereunder shall include, but not be limited to, the maintenance, repair and replacement, if necessary, of all heating, ventilation, air conditioning, lighting and plumbing fixtures and equipment, fixtures, motors and machinery, all interior walls, partitions, doors and windows, including the regular painting thereof, all exterior entrances, windows, doors and docks and the replacement of all broken glass. Notwithstanding anything to the contrary herein, Tenant shall be responsible for up to a maximum of $1,500.00 for repairs to HVAC, and any repairs that exceed $1,500.00 for HVAC shall be Landlord's responsibility. When used in this provision, the term "repairs" shall include replacements or renewals when necessary, and all such repairs made by the Tenant shall be equal in quality and class to the original work. The Tenant shall keep and maintain all portions of the Premises and the sidewalk and areas adjoining the same in a clean and orderly condition, free of accumulation of dirt, rubbish, snow and ice. If Tenant fails, refuses or neglects to maintain or repair the Premises as required in this Lease after notice shall have been given Tenant, in accordance with this Lease, Landlord may make such repairs without liability to Tenant for any loss or damage that may accrue to Tenant's merchandise, fixtures or other property or to Tenant's business by reason thereof, and upon completion thereof, Tenant shall pay to Landlord all costs plus fifteen percent (15%) for overhead incurred by Landlord in making such repairs upon presentation to Tenant of an invoice therefor.

5.3 Tenant Damages. Tenant shall not allow any damage to be committed on any portion of the Premises or Building or common areas, and at the termination of this Lease, by lapse of time or otherwise, Tenant shall deliver the Premises to Landlord in as good condition as existed at the Lease Commencement Date, ordinary wear and tear excepted. The cost and expense of any repairs necessary to restore the condition of the Premises shall be borne by Tenant.

ARTICLE 6.
ALTERATIONS AND IMPROVEMENTS

6.1 Tenant Improvements. Tenant will be responsible for construction of Tenant's installation of signage for the leased Premises. Tenant's work shall be performed in accordance with working plans and specifications approved by Landlord and subject to conformity with local design regulations. Such plans and specifications are made a part of this Lease by reference. Landlord may, at Landlord's sole option, declare this Lease canceled or notify Tenant that the Base Rent shall commence on the Rent Commencement Date even though the improvements to be constructed by Tenant may not be complete. Any changes or modifications to the approved plans and specifications shall be made and accepted by written change order or agreement signed by Landlord and Tenant and shall constitute an amendment to this Lease. Any alterations, physical additions or improvements to the Premises made by Tenant shall at once become the property of Landlord and shall be surrendered to Landlord upon the termination of this Lease; provided, however, Landlord, at its option, may require Tenant to remove any physical additions and/or repair any alterations in order to restore the Premises to the condition existing at the time Tenant took possession, all costs of removal and/or alterations to be borne by Tenant. This clause shall not apply to moveable equipment or furniture owned by Tenant, which may be removed by Tenant at the end of the term of this Lease if Tenant is not then in default and if such equipment and furniture are not then subject to any other rights, liens and interests of Landlord. Tenant agrees to indemnify, defend and hold Landlord and the Building harmless from and against any and all claims, demands, actions, suits, judgments, liens, losses, damages, expenses, penalties, fines, court costs and attorneys' fees arising out of or relating to any personal injury, workers' compensation claim or property damage resulting from or relating to any improvements to, entry onto, inspection, or testing of the Premises pursuant to the foregoing.

ARTICLE 7.
CASUALTY AND INSURANCE

7.1 Substantial Destruction. If all or a substantial portion of the Premises or the Building should be totally destroyed by fire or other casualty, or if the Premises or the Building should be damaged so that rebuilding cannot reasonably be completed within one hundred eighty (180) working days after the date of written notification by Tenant to Landlord of the destruction, or if insurance proceeds are not made available to Landlord, or are inadequate for restoration, this Lease shall terminate at the option of Landlord by written notice to Tenant within sixty (60) days following the occurrence, and the rent shall be abated for the unexpired portion of the Lease, effective as of the date of the written notification.

7.2 Partial Destruction. If the Premises should be partially damaged by fire or other casualty, and rebuilding or repairs can reasonably be completed within one hundred eighty (180) working days from the date of written notification by Tenant to Landlord of the destruction, and insurance proceeds are adequate and available to Landlord for restoration, this Lease shall not terminate, and

Landlord shall, at its sole risk and expense, proceed with reasonable diligence to rebuild or repair the Building or other improvements to substantially the same condition in which they existed prior to the damage. If the Premises are to be rebuilt or repaired and are untenantable in whole or in part following the damage, and the damage or destruction was not caused or contributed to by act or negligence of Tenant, its agents, employees, invitees or those for whom Tenant is responsible, the rent payable under this Lease during the period for which the Premises are untenantable shall be adjusted to such an extent as may be fair and reasonable under the circumstances. In the event Landlord fails to complete the necessary repairs or rebuilding within one hundred eighty (180) working days from the date of written notification by Tenant to Landlord of the destruction, Tenant may, at its option, terminate this Lease by delivering written notice of termination to Landlord, whereupon all rights and obligations under this Lease shall cease to exist.

7.3 Property Insurance. Landlord shall not be obligated in any way or manner to insure any personal property (including, but not limited to, any furniture, machinery, goods or supplies) of Tenant upon or within the Premises, any fixtures installed or paid for by Tenant upon or within the Premises, or any improvements which Tenant may construct on the Premises. Tenant shall maintain property insurance on its personal property and shall also maintain plate glass insurance. Tenant shall have no right in or claim to the proceeds of any policy of insurance maintained by Landlord, even if the cost of such insurance is borne by Tenant as set forth in Article 2.

7.4 Waiver of Subrogation. Anything in this Lease to the contrary notwithstanding, Landlord and Tenant hereby waive and release each other of and from any and all right of recovery, claim, action or cause of action, against each other, their agents, officers and employees, for any loss or damage that may occur to the Premises, the improvements of the Building or personal property within the Building, by reason of fire or the elements, regardless of cause or origin, including negligence of Landlord or Tenant and their agents, officers and employees. Landlord and Tenant agree immediately to give their respective insurance companies which have issued policies of insurance covering all risk of direct physical loss, written notice of the terms of the mutual waivers contained in this Section.

7.5 Hold Harmless. Landlord shall not be liable to Tenant's employees, agents, invitees, licensees or visitors, or to any other person, for any injury to person or damage to property on or about the Premises caused by any act or omission of Tenant, its agents, servants or employees, or of any other person entering upon the Premises under express or implied invitation by Tenant, or caused by the improvements located on the Premises becoming out of repair, the failure or cessation of any service provided by Landlord (including security service and devices), or caused by leakage of gas, oil, water or steam or by electricity emanating from the Premises. Tenant agrees to indemnify and hold harmless Landlord of and from any loss, attorneys' fees, expenses or claims arising out of any such damage or injury.

7.6 Public Liability Insurance. Tenant shall, during the term of this Lease, keep in full force and effect, at Tenant's expense, a policy or policies of public liability insurance with respect to the Premises and the business of Tenant, on terms and with companies approved in writing by Landlord, in which both Tenant and Landlord shall be covered by being named as insured parties under reasonable limits of liability not less than $1,000,000.00, or such greater coverage as Landlord may reasonably require, combined single limit coverage for injury or death. Such policy or policies shall provide that thirty (30) days' written notice must be given to Landlord prior to cancellation thereof. Tenant shall furnish evidence satisfactory to Landlord at the time this Lease is executed that such coverage is in full force and effect.

ARTICLE 8.
CONDEMNATION

8.1 Substantial Taking. If all or a substantial part of the Premises are taken for any public or quasi-public use under any governmental law, ordinance or regulation, or by right of eminent domain or by purchase in lieu thereof, and the taking would prevent or materially interfere with the use of the Premises for the purpose for which it is then being used, this Lease shall terminate and the rent shall be abated during the unexpired portion of this Lease effective on the date physical possession is taken by the condemning authority. Tenant shall have no claim to the condemnation award or proceeds in lieu thereof, except that Tenant shall be entitled to a separate award for the cost of removing and moving its personal property.

8.2 Partial Taking. If a portion of the Premises shall be taken for any public or quasi-public use under any governmental law, ordinance or regulation, or by right of eminent domain or by purchase in lieu thereof, and this Lease is not terminated as provided in Section 8.1 above, the rent payable under this Lease during the unexpired portion of the term shall be adjusted to such an extent as may be fair and reasonable under the circumstances. Tenant shall have no claim to the condemnation award or proceeds in lieu thereof, except that Tenant shall be entitled to a separate award for the cost of removing and moving its personal property.

ARTICLE 9.
ASSIGNMENT OR SUBLEASE

9.1 Landlord Assignment. Landlord shall have the right to sell, transfer or assign, in whole or in part, its rights and obligations under this Lease and in the Building. Any such sale, transfer or assignment shall operate to release Landlord from any and all liabilities under this Lease arising after the date of such sale, assignment or transfer.

9.2 Tenant Assignment and/or Sublease. Tenant shall not sell, assign or in any manner transfer this Lease or Tenant's interest hereunder, or sublet the Premises or any part thereof, or permit any license, franchise or concession thereon or therein, without the prior written consent of Landlord in each instance. Landlord may give or withhold such consent in the exercise of its sole discretion and, if given, such consent may be upon such terms and conditions as required by Landlord. Consent by Landlord to any sale, assignment, sublease, license, franchise, concession or other transfer shall not be a consent to any other of the same. If permission is granted to assign, transfer or sublease, Tenant nevertheless agrees to remain liable for the full payment and performance of all of the covenants and agreements in this Lease contained in its part to be performed. Notwithstanding anything in this Lease to the contrary, in the event of any assignment or sublease, any option or right of first refusal granted to Tenant shall not be assignable by Tenant to any assignee or sublessee. No assignee or sublessee of the Premises or any portion thereof may assign or sublet the Premises or any portion thereof.

9.3 Conditions of Assignment. If Tenant desires to assign or sublet all or any part of the Premises it shall so notify Landlord at least thirty (30) days in advance of the date on which Tenant desires to make such assignment or sublease. Tenant shall provide Landlord with a copy of the proposed assignment or sublease and such information as Landlord might request concerning the proposed sublessee or assignee to allow Landlord to make informed judgments as to the financial condition, reputation, operations and general desirability of the proposed sublessee or assignee. Within fifteen (15) days after Landlord's receipt of Tenant's proposed assignment or sublease and all required information concerning the proposed sublessee or assignee, Landlord shall have the following options: (1) cancel this Lease as to the Premises or portion thereof proposed to be assign or sublet; (2) consent to the proposed assignment or sublease, and, if the rent due and payable by any assignee or sublessee under any such permitted assignment or sublease (or a combination of the rent payable under such assignment or sublease plus any bonus or any other consideration or any payment incident thereto) exceeds the rent payable under this Lease for such space, Tenant shall pay to Landlord all such excess rent and other excess consideration within ten (10) days following receipt thereof by Tenant; or (3) refuse, in its sole and absolute discretion and judgment, to consent to the proposed assignment or sublease, which refusal shall be deemed to have been exercised unless Landlord gives Tenant written notice providing otherwise. Upon the occurrence of an event of default, if all or any part of the Premises are then assigned or sublet, Landlord, in addition to any other remedies provided by this Lease or provided by law, may, at its option, collect directly from the assignee or sublessee all rents becoming due to Tenant by reason of the assignment or sublease, and Landlord shall have a security interest in all properties on the Premises to secure payment of such sums. Any collection directly by Landlord from the assignee or sublessee shall not be construed to constitute a novation or a release of Tenant or any guarantor from the further performance of its obligations under this Lease.

9.4 Rights of Mortgage. Tenant accepts this Lease subject and subordinate to any recorded mortgage presently existing or hereafter created upon the Building and to all existing recorded restrictions, covenants, easements and agreements with respect to the Building. Landlord is hereby irrevocably vested with full power and authority to subordinate Tenant's interest under this Lease to any first mortgage lien hereafter placed on the Premises, and Tenant agrees upon demand to execute additional instruments subordinating this Lease as Landlord may require. If the interests of Landlord under this Lease shall be transferred by reason of foreclosure or other proceedings for enforcement of any first mortgage or deed of trust on the Premises, Tenant shall be bound to the transferee (sometimes called the "purchaser") at the option of the purchaser, under the terms, covenants and conditions of this Lease for the balance of the term remaining, including any extensions or renewals, with the same force and effect as if the purchaser were Landlord under this Lease, and, if requested by the purchaser, Tenant agrees to attorn to the purchaser, including the first mortgagee under any such mortgage if it be the purchaser, as its Landlord. Notwithstanding the foregoing, Tenant shall not be disturbed in its possession of the Premises so long as Tenant is not in default hereunder.

9.5 Tenant's Statements. Tenant agrees to furnish, from time to time, within ten (10) days after receipt of a request from Landlord or Landlord's mortgagee, a statement certifying, if applicable, the following: Tenant is in possession of the Premises; the Premises are acceptable; the Lease is in full force and effect; the Lease is unmodified; Tenant claims no present charge, lien, or claim of offset against rent; the rent is paid for the current month, but is not prepaid for more than one (1) month and will not be prepaid for more than one (1) month in advance; there is no existing default by reason of some act or omission by Landlord; and such other matters as may be reasonably required by Landlord or Landlord's mortgagee. Tenant's failure to deliver such statement, in addition to being a default under this Lease, shall be deemed to establish conclusively that this Lease is in full force and effect except as declared by Landlord, that Landlord is not in default of any of its obligations under this Lease, and that Landlord has not received more than one (1) month's rent in advance. Tenant agrees to furnish, from time to time, within ten (10) days after receipt of a request from Landlord, a current financial statement of Tenant, certified as true and correct by Tenant.

ARTICLE 10.
TAXES

10.1 Personal Property. Tenant shall be responsible for, and pay before delinquency, all taxes assessed during the term of this Lease against personal property and against any leasehold improvements or fixtures of any kind owned by Tenant or placed in, upon or about the Premises by Tenant.

10.2 Rent Tax. If applicable in the jurisdiction where the Premises are issued, Tenant shall pay and be liable for all rental, sales and use taxes or other similar taxes, if any, levied or imposed by any city, state, county or other governmental body having authority, such payments to be in addition to all other payments required to be paid to Landlord under the terms of this Lease. Any such payment shall be paid concurrently with the payment of the Base Rent, additional rent, operating expenses or other charge upon which the tax is based as set forth above.

10.3 Real Estate. Tenant shall pay to Landlord as additional rent on the first day of every month, in advance, Tenant's pro rata share (based upon Tenant's pro-rata share of the square footage of the Building) of real estate taxes, assessments and other governmental charges assessed against the Building. Tenant's pro rata share shall be further prorated for any portion of the second calendar year of the term and/or portion of the last calendar year of the term in the event Tenant's payment is for a portion of a calendar year. In the event Tenant's contribution in any year of this Lease shall be less than the Tenant's pro rata share of the of real estate taxes, assessments and other governmental charges assessed against the Building, Tenant shall pay Landlord the difference promptly upon receipt of a bill therefor. In the event that Tenant's contribution shall exceed Tenant's pro rata share of the of real estate taxes, assessments and other governmental charges assessed against the Building, Landlord shall credit such excess against the next monthly rental installment(s) due under this Lease. The ensuing year's minimum monthly contribution may be increased, if Landlord shall deem it necessary, in accordance with reasonable estimates of taxes, assessments and like charges for such ensuing year.

ARTICLE 11.
DEFAULT AND REMEDIES

11.1 Default by Tenant. The following shall be deemed to be events of default ("Default") by Tenant under this Lease: (1) Tenant shall fail to pay when due any installment of rent or any other payment required pursuant to this Lease; (2) Tenant shall abandon any substantial portion of the Premises; (3) Tenant shall fail to comply with any term, provision or covenant of this Lease, other than the payment of rent, and the failure is not cured within ten (10) days after written notice to Tenant; (4) Tenant shall file a petition or if an involuntary petition is filed against Tenant, or becomes insolvent, under any applicable federal or state bankruptcy or insolvency law or admits that it cannot meet its financial obligations as they become due; or a receiver or trustee shall be appointed for all or substantially all of the assets of Tenant; or Tenant shall make a transfer in fraud of creditors or shall make an assignment for the benefit of creditors; or (5) Tenant shall do or permit to be done any act which results in a lien being filed against the Premises or the Building of which the Premises are a part.

In the event that an order for relief is entered in any case under Title 11, U.S.C. (the "Bankruptcy Code") in which Tenant is the debtor and: (A) Tenant as debtor-in-possession, or any trustee who may be appointed in the case (the "Trustee") seeks to assume this Lease, then Tenant, or Trustee if applicable, in addition to providing adequate assurance described in applicable provisions of the Bankruptcy Code, shall provide adequate assurance to Landlord of Tenant's future performance under this Lease by depositing with Landlord a sum equal to the lesser of twenty-five percent (25%) of the rental and other charges due for the balance of the Lease term or six (6) months' rent ("Security"), to be held (without any allowance for interest thereon) to secure Tenant's obligations under this Lease; and (B) Tenant, or Trustee if applicable, seeks to assign this Lease after assumption of the same, then Tenant, in addition to providing adequate assurance described in applicable provisions of the Bankruptcy Code, shall provide adequate assurance to Landlord of the proposed assignee's future performance under this Lease by depositing with Landlord a sum equal to the Security to be held (without any allowance or interest thereon) to secure performance under this Lease. Nothing contained herein expresses or implies, or shall be construed to express or imply, that Landlord is consenting to assumption and/or assignment of this Lease by Tenant, and Landlord expressly reserves all of its rights to object to any assumption and/or assignment of this Lease. Neither Tenant, nor any Trustee, shall conduct or permit the conduct of any "fire", "bankruptcy", "going out of business" or auction sale in or from the Premises.

11.2 Remedies for Tenant's Default. Upon the occurrence of a Default as defined above, Landlord may elect either: (i) to cancel and terminate this Lease and this Lease shall not be treated as an asset of Tenant's bankruptcy estate; or (ii) to terminate Tenant's right to possession only without canceling and terminating Tenant's continued liability under this Lease. Notwithstanding the fact that initially Landlord elects under (ii) to terminate Tenant's right to possession only, Landlord shall have the continuing right to cancel and terminate this Lease by giving three (3) days' written notice to Tenant of such further election, and shall have the right to pursue any remedy at law or in equity that may be available to Landlord.

In the event of election under (ii) to terminate Tenant's right to possession only, Landlord may, at Landlord's option, enter into the Premises and take and hold possession thereof, without such entry into possession terminating this Lease or releasing Tenant in whole or in part from Tenant's obligation to pay all amounts hereunder for the full stated term. Upon such reentry, Landlord may remove all persons and property from the Premises and such property may be removed and stored in a public warehouse or elsewhere at the cost of and for the account of Tenant, without becoming liable for any loss or damage which may be occasioned thereby. Such reentry shall be conducted in the following manner: without resort to judicial process or notice of any kind if Tenant has abandoned or voluntarily surrendered possession of the Premises; and, otherwise, by resort to judicial process. Upon and after entry into possession without termination of this Lease, Landlord may, but is not obligated to, relet the Premises, or any part thereof, to anyone other than the Tenant, for such time and upon such terms as Landlord, in Landlord's sole discretion, shall determine. Landlord may make alterations and repairs to the Premises to the extent deemed by Landlord necessary or desirable.

Upon such reentry, Tenant shall be liable to Landlord as follows:

(a) For all attorneys' fees incurred by Landlord in connection with exercising any remedy hereunder;

(b) For the unpaid installments of Base Rent, additional rent or other unpaid sums which were due prior to such reentry, including interest and late payment fees, which sums shall be payable immediately.

(c) For the installments of Base Rent, additional rent, and other sums falling due pursuant to the provisions of this Lease for the period after reentry during which the Premises remain vacant, including late payment charges and interest, which sums shall be payable as they become due hereunder.

(d) For all expenses incurred in releasing the Premises, including leasing commissions, attorneys' fees, and costs of alteration and repairs, which shall be payable by Tenant as they are incurred by Landlord;

(e) While the Premises are subject to any new lease or leases made pursuant to this Section, for the amount by which the monthly installments payable under such new lease or leases is less than the monthly installment for all charges payable pursuant to this Lease, which deficiencies shall be payable monthly.

(f) Notwithstanding Landlord's election to terminate Tenant's right to possession only, and notwithstanding any reletting without termination, Landlord, at any time thereafter, may elect to terminate this Lease, and to recover (in lieu of the amounts which would thereafter be payable pursuant to the foregoing, but not in diminution of the amounts payable as provided above before termination), as damages for loss of bargain and not as a penalty, an aggregate sum equal to the amount by which the rental value of the portion of the term unexpired at the time of such election is less than an amount equal to the unpaid Base Rent, percentage rent, and additional rent and all other charges which would have been payable by Tenant for the unexpired portion of the term of this Lease, which deficiency and all expenses incident thereto, including commissions, attorneys' fees, expenses of alterations and repairs, shall be due to Landlord as of the time Landlord exercises said election, notwithstanding that the term had not expired. If Landlord, after such reentry, leases the Premises, then the rent payable under such new lease shall be conclusive evidence of the rental value of the unexpired portion of the term of this Lease.

(g) If this Lease shall be terminated by reason of the bankruptcy or insolvency of Tenant, Landlord shall be entitled to recover from Tenant or Tenant's estate, as liquidated damages for loss of bargain and not as a penalty, the amount determined by the immediately preceding paragraph.

11.3 Landlord's Right to Perform For Account of Tenant. If Tenant shall be in Default under this Lease, Landlord may cure the Default at any time for the account and at the expense of Tenant. If Landlord cures a Default on the part of Tenant, Tenant shall reimburse Landlord upon demand for any amount expended by Landlord in connection with the cure, including, without limitation, attorneys' fees and interest.

11.4 Interest and Attorneys' Fees. In the event of a Default by Tenant: (1) if a monetary default, interest shall accrue on any sum due and unpaid at the rate of the lesser of twelve percent (12%) per annum or the highest rate permitted by law and, if Landlord places in the hands of an attorney the enforcement of all or any part of this Lease, the collection of any rent due or to become due or recovery of the possession of the Premises, Tenant agrees to pay Landlord's costs of collection, including reasonable attorneys' fees for the services of the attorney, whether suit is actually filed or not.

11.5 Additional Remedies, Waivers, Etc.

(a) The rights and remedies of Landlord set forth herein shall be in addition to any other right and remedy now and hereafter provided by law. All rights and remedies shall be cumulative and not exclusive of each other. Landlord may exercise its rights and remedies at any time, in any order, to any extent, and as often as Landlord deems advisable without regard to whether the exercise of one right or remedy precedes, concurs with or succeeds the exercise of another.

(b) A single or partial exercise of a right or remedy shall not preclude a further exercise thereof, or the exercise of another right or remedy from time to time.

(c) No delay or omission by Landlord in exercising a right or remedy shall exhaust or impair the same or constitute a waiver of, or acquiesce to, a Default.

(d) No waiver of a Default shall extend to or affect any other Default or impair any right or remedy with respect thereto.

(e) No action or inaction by Landlord shall constitute a waiver of a Default.

(f) No waiver of a Default shall be effective unless it is in writing and signed by Landlord.

ARTICLE 12.
RELOCATION

12.1 Relocation Option. In the event Landlord determines to utilize the Premises for other purposes during the term of this Lease, Tenant agrees to relocate to other space in the Building designated by Landlord, provided such other space is of equal or larger size than the Premises.

12.2 Expenses. Landlord shall pay all out-of-pocket expenses of any such relocation, including the expenses of moving and reconstruction of all Tenant furnished and Landlord furnished improvements. In the event of such relocation, this Lease shall continue in full force and effect without any change in terms or conditions of this Lease, but with the new location substituted for the old location set forth in Section 1.2 of this Lease.

ARTICLE 13.
AMENDMENT AND LIMITATION OF WARRANTIES

13.1 Entire Agreement. It is expressly agreed by Tenant, as a material consideration for the execution of this Lease, that this Lease, with the specific references to written extrinsic documents, is the entire agreement of the parties; that there are, and were, no verbal representations, warranties, understandings, stipulations agreements or promises pertaining to this Lease or to the expressly mentioned written extrinsic documents not incorporated in writing in this Lease.

13.2 Amendment. This Lease may not be altered, amended or extended except by an instrument in writing signed by the parties hereto.

13.3 Limitation of Warranties. Landlord and Tenant expressly agree that there are and shall be no implied warranties of merchantability, habitability, fitness for a particular purpose or of any other kind arising out of this Lease, and there are no warranties which extend beyond those expressly set forth in this Lease.

ARTICLE 14.
MISCELLANEOUS

14.1 Act of God. Landlord shall not be required to perform any covenant or obligation in this Lease, or be liable to Tenant for damages, so long as the performance or non-performance of the covenant or obligation is delayed, caused or prevented by an act of God, force majeure or by Tenant.

14.2 Successors and Assigns. This Lease shall be binding upon and inure to the benefit of Landlord and Tenant and their respective heirs, personal representatives, successors and assigns. It is hereby covenanted and agreed that should Landlord's interest in the Premises cease to exist for any reason during the term of this Lease, then notwithstanding the happening of such event this Lease nevertheless shall remain unimpaired and in full force and effect, and Tenant hereunder agrees to attorn to the then owner of the Premises.

14.3 Captions. The captions appearing in this Lease are inserted only as a matter of convenience and in no way define, limit, construe or describe the scope or intent of any Section of this Lease.

14.4 Notice. All rent and other payments required to be made by Tenant shall be payable to Landlord at the address set forth in Section 1.1 hereof. All payments required to be made by Landlord to Tenant shall be payable to Tenant at the address of the Premises, or at any other address within the United States as Tenant may specify from time to time by written notice. Any notice or document required or permitted to be delivered by the terms of this Lease shall be deemed to be delivered (whether or not actually received) when deposited in the United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the parties at the respective addresses set forth in this Lease.

14.5 Submission of Lease. Submission of this Lease to Tenant for signature does not constitute a reservation of space or an option to lease. This Lease is not effective until execution by and delivery to both Landlord and Tenant.

14.6 Corporate Authority. If Tenant executes this Lease as a corporation, each person executing this Lease on behalf of Tenant does hereby personally represent and warrant that Tenant is a duly authorized and existing corporation, that Tenant is qualified to do business in the state in which the Premises are located, that the corporation has full right and authority to enter into this Lease, and that each person signing on behalf of the corporation is authorized to do so. In the event any representation or warranty is false, all persons who execute this Lease shall be liable, individually, as Tenant.

14.7 Toxic Substances. Tenant agrees not to possess, use, generate, store, or dispose of in, on or about the Premises any substance of a dangerous, hazardous, toxic, flammable or explosive nature or character, or any other material regulated by the Comprehensive Environmental Response, Compensation and Liability Act of 1985 or the Minnesota Environmental Response and Liability Act, or any similar law or regulation, except for chemicals and fluids normally sold or used by Tenant in the ordinary course of business. Tenant shall indemnify, defend and hold Landlord, Landlord's owners and employees, harmless from and against any claim, damage or expense arising out of Tenant's possession, use, generation, storage, or disposal of any such substances or materials in, on or about the Premises, including but not limited to reasonable attorneys' fees and costs.

14.8 Severability. If any provision of this Lease or the application thereof to any person or circumstances shall be invalid or unenforceable to any extent, the remainder of this Lease and the application of such provisions to other persons or circumstances shall not be affected thereby and shall be enforced to the greatest extent permitted by law.

14.9 Landlord's Liability. If Landlord shall be in default under this Lease and, if as a consequence of such default, Tenant shall recover a money judgment against Landlord, such judgment shall be satisfied only out of the right, title and interest of Landlord in the Building as the same may then be encumbered, and neither Landlord nor any person or entity comprising Landlord shall be liable for any deficiency. In no event shall Tenant have the right to levy execution against any property of Landlord nor any person or entity comprising Landlord other than its interest in the Building as herein expressly provided.

14.10 Brokerage. Landlord and Tenant each represents and warrants to the other that there is no obligation to pay any brokerage fee, commission, finder's fee or other similar charge in connection with this Lease. Each party covenants that it will defend, indemnify and hold harmless the other party from and against any loss or liability by reason of brokerage or similar services alleged to have been rendered to, at the instance of, or agreed upon by said indemnifying party. Notwithstanding anything herein to the contrary, Landlord and Tenant agree that there shall be no brokerage fee or commission due on expansions, options or renewals by Tenant.

IN WITNESS WHEREOF, the parties hereto have executed this Lease to be effective the day and year first above written.

LANDLORD:

Gravity Investments, LLC,
a Wisconsin limited liability company

By: Audrius Asakenas

Its:____________________

Audrius Asakenas (Feb 9, 2026 07:18:54 CST)

TENANT:

Superior Auto Group LLC,

By: Edward Burlakov

Its:____________________

e burlakov

STANDARD COMMERCIAL LEASE

Final Audit Report 2026-02-12

Created:	2026-02-09
By:	Lina Jonuskaite (management@chestnutbusinesspark.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAy0ttCUNQ_7YIB-wSRsrodZqCUMF_nkl2

"STANDARD COMMERCIAL LEASE" History

Document created by Lina Jonuskaite (management@chestnutbusinesspark.com)
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Document e-signed by Edward Burlakov (eburlakov87@gmail.com)
Signature Date: 2026-02-12 - 0:53:04 AM GMT - Time Source: server- IP address: 69.218.33.72

Agreement completed.
2026-02-12 - 0:53:04 AM GMT