

**LAND LEASE AGREEMENT BY AND BETWEEN  
EDWARD AND AMANDA LARSEN  
(PROPERTY OWNERS OF LAND LOCATED AT 285 ROOSEVELT DRIVE, DERBY, CT)  
& EL SOL DELI, LLC (LITZAMARA RANGEL AND JAVIER RANGEL)**

**ARTICLE I INTRODUCTION**

**1.1 Parties** This Land Lease Agreement (Agreement) is entered into between EDWARD AND AMANDA LARSEN (“LESSOR”), individual property owners of 285 Roosevelt Drive, Derby, CT with a mailing address of 530 Quaker Farms Road, Oxford, CT and EL SOL DELI, LLC/LITZAMARA RANGEL AND JAVIER RANGEL (“LESSEE”) a Connecticut Limited Liability Company with a mailing address of 45 Rockaway Avenue, Stratford, CT.

**1.2 Purpose** This Agreement sets forth the terms, covenants and conditions under which LESSOR grants to LESSEE use of land located at 285 Roosevelt Drive, Derby, CT.

**1.3 Agreement Term** This Agreement shall have a term of ONE YEAR (1) commencing on March 1, 2026 through March 1, 2027. After the expiration of the term, the parties shall renegotiate a new fixed term lease for the land. Notwithstanding the foregoing, either party shall have the right to terminate this agreement, or any reason or no reason at all, by giving written notice that the Agreement shall not be renewed, and such notice is delivered not less than 60 days prior to the expiration of the base term, if any.

**1.4 Termination for Cause** The Agreement may be terminated by either party in the event either party breaches a material provision of this Agreement ( “ cause ” ). The non-breaching party must give the other party written notice of such alleged breach. In the event such alleged breach is not remedied within thirty (30) days, the non-breaching party shall have the right to terminate this Agreement by serving upon the other party written notice of termination and setting the date for such termination.

**ARTICLE II SERVICES**

**2.1 Food Services** LESSOR grants to LESSEE the exclusive right to (i) sell food and related items within/from a food truck on or from the LESSOR’S land located at 285 Roosevelt Drive Derby, CT (“Premises”).

**2.2 Independent Contractor A .** LESSEE shall perform all work and services described herein as an independent contractor and not as an officer, agent, servant or employee of LESSOR. LESSEE shall be solely responsible for the acts and omissions of its officers, agents,

employees, contractors, and subcontractors, if any. B. Nothing herein shall be considered as creating a partnership or joint venture between LESSOR and LESSEE.

**2.3 Hours of Operation** LESSEE shall endeavor to be open and serving food from 6:00am-6:00pm Monday through Sunday. Hours of operation are subject to any and all local, state permits at the responsibility of the LESSEE.

## ARTICLE III Health and Safety Requirements

**3.1 IN GENERAL** LESSEE shall have primary obligation to comply with all applicable requirements of the State and Local Health and Safety Code for food service facilities pertaining to the operation of Food Trucks and as they relate to equipment, food safety in food preparation and cleanliness.

**3.2. Licensing.** LESSEE shall, at its sole cost and expense, obtain all required State and Local food service licenses and permits in order to conduct Food Services on the Premises. LESSEE'S obligations hereunder are conditioned upon obtaining necessary food service licenses and permits.

## ARTICLE IV FACILITIES AND MAINTENANCE

**4.1 Premises and Equipment** A. LESSOR is only providing to LESSEE a lease for the land (premises). LESSEE has no right, title, or interest in the property/land. B. LESSOR has no right, title, or interest in any property and/or equipment furnished or installed by LESSEE on the Premises. LESSOR shall not operate, remove or tamper with such Equipment. Upon termination of this Agreement LESSEE shall be required to remove, without any obligation of replacement, any and all such Equipment.

**4.2 Condition of Premises and Equipment** A. The Premises and Equipment provided by LESSEE for the performance of this Agreement shall be in good condition and maintained by the LESSEE in accordance with applicable laws. B. LESSEE further agrees that he shall operate/place any equipment at least fifty (50) feet from the residential dwelling of 285 Roosevelt Drive, Derby, CT.

- A. **LIGHTING:** The LESSEE agrees not to install or add any additional lighting to the premises without prior written consent of the LESSOR.
- B. **EVENTS:** The LESSEE agrees they shall not host or hold any events on the premises. "Events" includes but is not limited to: any gatherings, formal or informal, designed to promote, foster relationships, celebrate, or provide entertainment.
- C. **MUSIC:** The LESSEE agrees that music may be permitted during the hours of operation only and further agrees that any music must be maintained at a reasonable volume.

**4.3 Sanitation** The responsibilities of the LESSEE is within the normal and customary cleaning of the Food Areas shall be as follows:

A. Food Preparation, Storage and Serving Areas. LESSEE shall, at its sole cost and expense, be responsible for the housekeeping, cleaning, and sanitation of the Food Truck and any Food Area including any dumpster/trash disposal and porta potty.

B. Housekeeping, cleaning and sanitation as set forth herein shall be sufficient to comply with all applicable federal, state, and local health and sanitation laws and regulations. Copies of all health and sanitation inspection reports shall be provided to the LESSOR and any shortcomings identified in said reports shall be immediately addressed by the LESSEE.

C. Refuse LESSEE shall transport refuse and recyclable material resulting from its operations to the collection areas to be provided by LESSE in accordance with local and state health and legal regulations. The cost for this trash disposal service shall be borne solely by the LESSEE. LESSEE further agrees that he shall operate/place any dumpster/trash receptacles at least sixty (60) feet from the residential dwelling of 285 Roosevelt Drive, Derby, CT.

D. Bathroom/Porta Potty LESSEE is responsible for the sole contracting, payment, and upkeep on any such equipment. LESSEE agrees any such equipment will be in accordance with state health and legal regulations. The cost for this service shall be borne solely by the LESSEE. LESSEE further agrees that he shall operate/place any such equipment at least sixty (60) feet from the residential dwelling of 285 Roosevelt Drive, Derby, CT.

E. Cooking Grease, Oils, and Fats LESSEE shall dispose of cooking grease, oils or fats in compliance with all laws and regulations.

F. Pest Control LESSEE, at its sole cost and expense, is responsible for any pest control issues. LESSEE will be required to hire a properly licensed pest control contractor to exterminate pests at the Premises with the frequency necessary to comply with all federal, state, and local health and sanitation requirements. LESSOR, at the time of this Agreement, attests and swears that there is no pest control issue on the premises.

**4.4 Maintenance** Except as otherwise provided in this Agreement, LESSEE shall, at its sole cost and expense, maintain its Equipment in the Food Areas, including but not limited to seating areas, trash/sanitation disposal, any porta potty, and electrical supply.

**4.5 Utilities** LESSEE shall supply and pay the cost of the utilities used by them in the operation of the Food Services including but not limited to the installation and pay for development of any utilities not presently on the premises but of which are required for the LESSEE to operate.

A. EXCEPT LESSOR agrees to allow the LESSEE access to the water at the building of 285 Roosevelt Drive for use during operational hours. LESSEE agrees and

acknowledges this is on a temporary basis to determine cost, if any, to the LESSOR. If this use becomes costly to the LESSOR (based on bills prior to the use by LESSEE), the parties agree they will re-negotiate this use and LESSEE will be responsible for the additional cost of the water use.

**4.6 Inspection** LESSOR reserves the right to enter and inspect the leased premises at reasonable times.

## ARTICLE V FINANCIAL ARRANGMENTS

**5.1 RENT** LESSEE agrees to pay to LESSOR on the first of every month, in the amount of \$1,250.00 (one thousand two hundred fifty dollars). This shall commence on March 1, 2026. A \$50.00 service charge will be levied on all checks returned due to insufficient funds or for any other reason. Returned checks will not be deposited. LESSEE must cover the returned check with cash, money order or certified check.

## ARTICLE VI GENERAL TERMS AND CONDITIONS

**6.1 Governing Law** The laws of the State of Connecticut shall govern the validity, construction, interpretation, and effect of the Agreement and enforcement shall be exclusively in the courts of the State of Connecticut.

**6.2 Indemnity/Insurance** A. LESSEE, at its own expense, agrees to provide at all times throughout the term of this Agreement, maintain the following insurance coverage issued by a company licensed in Connecticut with current A.M. Best rating of A or better: i. Commercial General Liability insurance with a limit of not less than \$1,000,000 per occurrence for bodily injury, property damage, personal injury, products and completed operations, and blanket contractual coverage, including but not limited to, the liability assumed under the indemnification provisions of this Agreement. ii. LESSEE shall also name LESSORS as additionally insured under the Commercial General Liability policies for the duration of the contract. Upon request, the LESSEE will provide LESSOR with a certificate evidencing such insurance coverage. B. LESSEE Indemnifications: i. LESSEE shall indemnify, defend and hold LESSOR, its trustees, officers, employees and agents harmless from and against any and all losses, damages or expenses, including reasonable attorneys' fees, arising out of or resulting from claims or actions for bodily injury, death, sickness, property damage or other injury or damage caused by any negligent act or omission of LESSEE, its officers, employees or agents. With respect to any loss, damage, injury or death occurring during the course of the Agreement, this indemnification provision shall survive expiration or termination of this Agreement.

**6.3 Assignment** This Agreement may not be assigned by either party without the written consent of the other party.

**6.4 Modification & Execution.** No modification or change to this Agreement shall be binding upon any party unless contained in a writing signed by the other party. This agreement may be executed on one or more counter parts when taken together shall be deemed a complete agreement. Any electronic signature on the part of any part shall operate as an original.

**6.5 Severability** If any term, covenant or condition of this Agreement shall be deemed invalid or unenforceable in a court of law or equity, the remainder of this Agreement shall not be affected thereby, and each term and provision of this Agreement shall be valid and enforced to the fullest extent permitted by law.

**6.6 Waiver** The failure of either party to insist upon the strict performance of any of the terms, covenants, conditions of this Agreement shall not be deemed a waiver of any right or remedy they may have, and shall not be deemed a waiver of their right to thereafter require the strict performance of any such terms, covenants and conditions.

**6.7 Notices** Any notice required to be given under this Agreement, or which either party may wish to give, shall be in writing and shall be personally delivered or sent by facsimile or overnight courier, or certified mail, addressed as follows:

To LESSOR: Edward and Amanda Larsen, 530 Quaker Farms Road, Oxford, CT 06478

To LESSEE: Litzamara Rangel and Javier Rangel, El Sol Deli, LLC, 45 Rockaway Avenue, Stratford, CT 06615.

**6.8 Entire Agreement** This Agreement with all attachments and exhibits represents the entire agreement of the parties with respect to the leasing of the premises. All prior or contemporaneous oral and written agreements by and between the parties or their agents and representatives with respect to such matters are revoked and extinguished by this Agreement.

IN WITNESS WHEREOF the parties have set their hands and seals or caused the same to be signed and sealed, effective this \_\_\_\_\_ th day of \_\_\_\_\_, 2026.

LESSOR: Edward and Amanda Larsen, duly authorized, Edward Larsen for Lessor:

\_\_\_\_\_  
Edward Larsen

LESSEE: El Sol Deli, LLC, duly authorized,  
Litzamara Rangel for Lessee:

Javier Rangel for Lessee:

\_\_\_\_\_  
Litzamara Rangel

\_\_\_\_\_  
Javier Rangel