

Mutual Termination of Lease Agreement

This Mutual Termination of Lease Agreement (“Termination Agreement”) is entered into as of October 31, 2025, by and between:

Landlord: Day Moon Enterprises, LLC, a Michigan limited liability company (“Landlord”), and
Tenant: Thistle Brewery, L.L.C., a Michigan limited liability company (“Tenant”).

Recitals

- Landlord and Tenant are parties to that certain Lease Agreement dated January 18, 2018, recorded in the Allegan County Register of Deeds on March 23, 2018, Liber 4230, Page 522, for the premises located at 6873 116th Ave., Fennville MI 49408 (the “Lease”).
- The parties now wish to terminate the Lease and release one another from any further obligations thereunder.

Agreement

1. **Termination.** The Lease is hereby terminated effective as of October 31, 2025 (“Termination Date”).
2. **Mutual Release.** As of the Termination Date, each party releases and forever discharges the other from any and all claims, liabilities, or obligations under the Lease, except for those expressly surviving termination (if any).
3. **Possession.** Tenant acknowledges that possession of the premises has been or will be returned to Landlord as of the Termination Date.
4. **No Further Rent or Obligations.** Tenant shall owe no rent or other payments after the Termination Date, and Landlord shall have no further duties or obligations under the Lease.
5. **Miscellaneous.**
 - This Termination Agreement may be executed in counterparts and by electronic signature.
 - It constitutes the entire understanding between the parties with respect to termination of the Lease.

IN WITNESS WHEREOF, the parties have executed this Termination Agreement as of the date first written above.

Hannah Lee

Landlord C/O Day Moon Enterprises, LLC

LANDLORD: Hannah Lee Landlord C/O
Day Moon Enterprises, LLC

By: *Hannah Lee*
Name: Hannah Lee
Title: Managing Member

State of ~~Michigan~~ Virginia *D4D*
~~Allegan County~~ Chesterfield

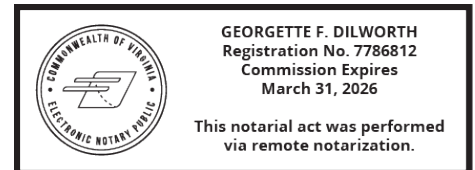
The foregoing instrument was acknowledged before me on this 31 day of October 2025, by Hannah Lee, Managing Member of Day Moon Enterprises, LLC, a Michigan limited liability company.

Virginia

Notary Public, State of ~~Michigan~~ *D4D*
County of Chesterfield

My Commission Expires: March 31, 2026
Acting in the County of Chesterfield

This notarial act was performed via remote notarization.



TENANT: Charles Steinhardt, Managing member C/O
Thistle Brewery, L.L.C.

By: *Charles Steinhardt*
C/O Thistle Brewery, L.L.C.
Name: Charles Steinhardt
Title: Managing Member

State of ~~Michigan~~ Virginia *D4D*
~~Allegan County~~ Chesterfield

The foregoing instrument was acknowledged before me on this 31 day of October 2025, by Charles Steinhardt, Managing Member of Thistle Brewery, L.L.C., a Michigan limited liability company.

Virginia

Notary Public, State of ~~Michigan~~
County of Chesterfield
My Commission Expires: March 31, 2026
Acting in the County of Chesterfield

This notarial act was performed via remote notarization.

