

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: Sprouting Grass Farms, LLC, a Michigan limited liability company (“**Tenant**”).

Recitals

- Landlord and Tenant are parties to that certain Lease Agreement dated January 19, 2018, recorded in the Allegan County Register of Deeds on March 23, 2018, Liber 4230, Page 515, for the premises located at 1630 Blue Star Highway, 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 Managing member C/O Day Moon Enterprises

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

By: Hannah Lee
Name: Hannah Lee
Title: Managing Member
Virginia
State of ~~Michigan~~ Virginia
~~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.

Notary Public, State of ~~Michigan~~ Virginia
County of ~~Chesterfield~~ 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
Sprouting Grass Farms, LLC

By: Charles Steinhardt
Name: Charles Steinhardt
Title: Managing Member C/O Sprouting Grass Farms LLC
Virginia
State of ~~Michigan~~ Virginia
~~Allegan County~~ Chesterfield

The foregoing instrument was acknowledged before me on this 31 day of October 2025, by Charles Steinhardt, Managing Member of Sprouting Grass Farms, LLC, a Michigan limited liability company.

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

This notarial act was performed via remote notarization.

