

BEN HILL COUNTY GEORGIA

BEER, WINE, & LIQUOR APPLICATION

1. NAME OF BUSINESS. Shree Nilkanth Krupa LLC

2. BUSINESS ADDRESS. 181 DEWEY McALAMY RD

3. CITY FITZGERALD STATE GA ZIP 31750

4. BUSINESS PHONE 229-423-5129 HOME PHONE _____

5. APPLICANT NAME AND ADDRESS: 208 FOXWORTH TRAIL
NASHVILLE, GA 31629

6. APPLICANT SOCIAL SECURITY NUMBER [REDACTED]

APPLICANT DATE OF BIRTH [REDACTED]

7. BUSINESS LOCATION: A. MAP/PARCEL: _____ B.) ZONING _____

8. LOCATION MANAGER(S) Parth Patel

9. IS APPLICANT AN AMERICAN CITIZEN OR ALIEN LAWFULLY ADMITTED FOR PERMANENT RESIDENCY? () YES () NO

OWNERSHIP INFORMATION

10. CORPORATION (IF APPLICABLE): DATE CHARTERED: 8/02/2021

11. MAILING ADDRESS: 500 E MCPHERSON AVE, NASHVILLE, GA 31639

NAME OF BUSINESS: SHREE NILKANTH KRUPA LLC

ATTENTION: _____

ADDRESS _____

12. OWNERSHIP TYPE:

CORPORATION: PARTNERSHIP: _____ INDIVIDUAL _____

13. CORPORATE NAME: SHREE NILKANTH KRUPA LLC

LIST NAME AND OTHER REQUIRED INFORMATION FOR EACH PERSON HAVING INTEREST IN THIS BUSINESS.

NAME	POSITION	SOCIAL SECURITY NUMBER	ADDRESS	INTEREST
MEENABEN R. PATEL		[REDACTED]		

14. WHAT TYPE OF BUSINESS WILL YOU OPERATE IN THIS LOCATION?

RESTAURANT _____ LOUNGE _____ CONVENIENCE STORE
MANUFACTURER _____ DISTRIBUTOR _____
OTHER: (DESCRIBE) _____

15. LICENSE INFORMATION	BEER	WINE	LIQUOR
RETAIL PACKAGE DEALER	(<input checked="" type="checkbox"/>)	(<input checked="" type="checkbox"/>)	()
CONSUMPTION ON PREMISES	()	()	()
WHOLESALE	()	()	()

16. HAVE YOU EVER APPLIED FOR AN ALCOHOL BEVERAGE LICENSE BEFORE? No
IF SO, GIVE YEAR OF APPLICATION AND ITS DISPOSITION.

17. ARE YOU FAMILIAR WITH GEORGIA AND BEN HILL COUNTY LAWS REGARDING THE SALE OF ALCOHOLIC BEVERAGES? Yes IF YES, PLEASE INITIAL. (m)

18. HAS ANY LIQUOR BUSINESS IN WHICH YOU HOLD, OR HAVE HELD, ANY FINANCIAL INTEREST, OR ARE EMPLOYED, OR HAVE BEEN EMPLOYED, EVER BEEN CITED FOR ANY VIOLATION OF THE RULES AND REGULATIONS OF BEN HILL COUNTY OR THE STATE REVENUE COMMISSION RELATING TO THE SALE AND DISTRIBUTION OF DISTILLED SPIRITS? IF SO, GIVE FULL DETAILS.

No

19. HAVE YOU BEEN ARRESTED, OR HELD BY FEDERAL, STATE, OR OTHER LAW ENFORCEMENT AUTHORITIES, FOR ANY VIOLATION OF ANY FEDERAL LAW, STATE LAW, COUNTY OR MUNICIPAL LAW, REGULATION OR ORDINANCE? (DO NOT INCLUDE TRAFFIC VIOLATIONS WITH THE EXCEPTION OF ANY TRAFFIC OFFENSES PERTAINING TO ALCOHOL OR DRUGS). ALL OTHER CHARGES MUST BE INCLUDED EVEN IF THEY ARE DISMISSED. GIVE REASON CHARGED OR HELD, DATE, & PLACE WHERE CHARGED AND ITS DISPOSITION.

NO

20. LIST OWNER OR OWNERS OF BUILDING AND PROPERTY.

1. BHUPENDRA PATEL

2. SHREE AMBAJI MAA L

3. CHETNAKUMAR M. PATEL

21. STATE DISTANCE OF LOCATION IN MILES TO CITY LIMITS OF FITZGERALD.

less than 1 mile

22. IF A NEW APPLICATION, STATE THE STRAIGHT LINE DISTANCE FOR THE PROPERTY LINE OF THE NEAREST SCHOOL, CHURCH, LIBRARY OR PUBLIC RECREATION AREA TO THE WALL OF THE BUILDING WHERE ALCOHOL BEVERAGES ARE SOLD.

A.) CHURCH over 3334 yards B.) SCHOOL over 1400 yards

C.) LIBRARY over 3334 yards D.) PUBLIC RECREATION over 3334 yards

23. STATE OF GEORGIA, BEN HILL COUNTY, I, DO SOLEMNLY SWEAR, SUBJECT TO THE PENALTIES OF FALSE SWEARING, THAT THE STATEMENTS AND ANSWERS MADE BY ME AS THE APPLICANT ON THE FORGOING ALCOHOLIC BEVERAGE APPLICATION ARE TRUE.

[Signature]
(APPLICANT SIGNATURE)

24. I HEREBY CERTIFY THAT MUKESHKUMAR PATEL IS PERSONALLY KNOWN TO BE, THAT HE/SHE SIGNED HIS/HER NAME TO THE FOREGOING APPLICATION STATING TO ME THAT HE/SHE KNEW AND UNDERSTOOD ALL STATEMENTS AND ANSWERS MADE HEREIN, AND, UNDER OATH ACTUALLY ADMINISTERED BY ME, HAS SWORN THAT SAID STATEMENTS AND ANSWERS ARE TRUE.

THIS 16th DAY OF August, 20 21.

Donna Renea Prather
NOTARY PUBLIC



THIS APPLICATION HAS BEEN REVIEWED AND APPROVAL IS RECOMMENDED BY THE UNDERSIGNED OR THEIR DESIGNEE.

[Signature]
COUNTY MANAGER

[Signature]
SHERIFF

**Ben Hill County
Non-Criminal Justice Applicant's
Privacy Rights**

As an applicant that is the subject of a Georgia only or a Georgia and Federal Bureau of Investigation (FBI) national fingerprint/biometric-based criminal history record check for a non-criminal justice purpose (such as an application for a job or license, immigration or naturalization, security clearance, or adoption), you have certain rights which are discussed below.

- You must be provided written notification that your fingerprints/biometrics will be used to check the criminal history records maintained by the Georgia Crime Information Center (GCIC) and the FBI, when a federal record check is so authorized.
- If your fingerprints/biometrics are used to conduct a FBI national criminal history check, you are provided a copy of the Privacy Act Statement that would normally appear on the FBI fingerprint card.
- If you have a criminal history record, the agency making a determination of your suitability for the job, license, or other benefit must provide you the opportunity to complete or challenge the accuracy of the information in the record.
- The agency must advise you of the procedures for changing, correcting, or updating your criminal history record as set forth in Title 28, Code of Federal Regulations (CFR), Section 16.34.
- If you have a Georgia or FBI criminal history record, you should be afforded a reasonable amount of time to correct or complete the record (or decline to do so) before the agency denies you the job, license or other benefit based on information in the criminal history record.
- In the event an adverse employment or licensing decision is made, you must be informed of all information pertinent to that decision to include the contents of the record and the effect the record had upon the decision. Failure to provide all such information to the person subject to the adverse decision shall be a misdemeanor [O.C.G.A. § 35-3-34(b) and §35-3-35(b)].

You have the right to expect the agency receiving the results of the criminal history record check will use it only for authorized purposes and will not retain or disseminate it in violation of state and/or federal statute, regulation or executive order, or rule, procedure or standard established by the National Crime Prevention and Privacy Compact Council.

If the employment/licensing agency policy permits, the agency may provide you with a copy of your Georgia or FBI criminal history record for review and possible challenge. If agency policy does not permit it to provide you a copy of the record, information regarding how to obtain a copy of your Georgia, FBI or other state criminal history may be obtained at the GBI website (<http://gbi.georgia.gov/obtaining-criminal-history-record-information>).

If you decide to challenge the accuracy or completeness of your Georgia or FBI criminal history record, you should send your challenge to the agency that contributed the questioned information. Alternatively, you may send your challenge directly to GCIC provided the disputed arrest occurred in Georgia. Instructions to dispute the accuracy of your criminal history can be obtained at the GBI website (<http://gbi.georgia.gov/obtaining-criminal-history-record-information>).

PRIVACY ACT STATEMENT

Authority: The FBI's acquisition, preservation, and exchange of fingerprints and associated information are generally authorized under 28 U.S.C. 534. Depending on the nature of your application, supplemental authorities include Federal statutes, State statutes pursuant to Pub. L. 92-544, Presidential Executive Orders, and federal regulations. Providing your fingerprints and associated information is voluntary; however, failure to do so may affect completion or approval of your application.

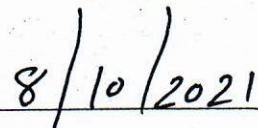
Principal Purpose: Certain determinations, such as employment, licensing, and security clearances, may be predicated on fingerprint-based background checks. Your fingerprints and associated information/biometrics may be provided to the employing, investigating, or otherwise responsible agency, and/or the FBI for the purpose of comparing your fingerprints to other fingerprints in the FBI's Next Generation Identification (NGI) system or its successor systems (including civil, criminal, and latent fingerprint repositories) or other available records of the employing, investigating, or otherwise responsible agency. The FBI may retain your fingerprints and associated information/biometrics in NGI after the completion of this application and, while retained, your fingerprints may continue to be compared against other fingerprints submitted to or retained by NGI.

Routine Uses: During the processing of this application and for as long thereafter as your fingerprints and associated information/biometrics are retained in NGI, your information may be disclosed pursuant to your consent, and may be disclosed without your consent as permitted by the Privacy Act of 1974 and all applicable Routine Uses as may be published at any time in the Federal Register, including the Routine Uses for the NGI system and the FBI's Blanket Routine Uses. Routine uses include, but are not limited to, disclosures to: employing, governmental or authorized non-governmental agencies responsible for employment, contracting, licensing, security clearances, and other suitability determinations; local, state, tribal, or federal law enforcement agencies; criminal justice agencies; and agencies responsible for national security or public safety.

I, MUKESHKUMAR PATE received a copy of the Ben Hill County Privacy Rights and Privacy Act Statement.



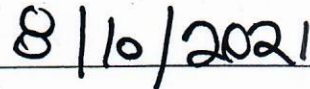
Applicant Signature



Date



County Clerk



Date

Affidavit for Ben Hill County Alcohol Ordinance

I, MUKESHKUMAR PATEL have received a copy of the Ben Hill County Alcohol Ordinance. I understand it is my responsibility to familiarize myself with the law in regards to the manufacture, distribution, and/or sale of alcoholic beverages and my alcohol licenses.

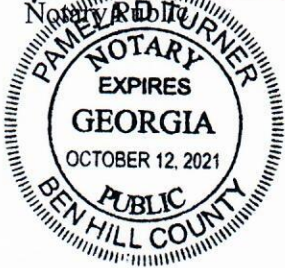
M Patel
Applicant's Signature

Donna R. Prothen
County Clerk

M Patel
Applicant's Signature

This 20th day of August, 2021.

Pamela R. Turner (SEAL)



LEASE AGREEMENT

THIS LEASE AGREEMENT (this "Lease") is made as of the ___ day of August, 2021, by and between, SHREE AMBAJI MAA, LLC a Georgia limited liability company (herein called "Landlord"), SHREE NILKANTH KRUPA, LLC a Georgia limited liability company, and MEENABEN R. PATEL (herein collectively called "Tenant").

ARTICLE I *Definitions*

The following terms, as defined below, are used generally in this Lease. Additional terms, employed only in Article Three, are defined in Section 3.1.

Commencement Date means October 1, 2021.

Expiration Date means the date falling at the end of the Lease Term.

Landlord is defined in the first paragraph of this Lease.

Landlord's Mortgage means any or all mortgages, deeds to secure debt, deeds of trust or other instruments in the nature thereof which may now or hereafter affect or encumber Landlord's title to the Property or the Building, and all modifications, renewals, consolidations, extensions or replacements thereof.

Lease Term means that period of time beginning on the Commencement Date and ending at the end of the Primary Lease Term, unless extended as provided for herein, in which case the lease term shall end on the last day of the Optional Lease Term Extension.

Optional Lease Term Extension means a lease term beginning on the day after the last day of the Primary Lease Term, and continuing on a month-to-month basis with the Tenant informing the Landlord by the twentieth (20) day of the preceding month of his intent to continue the lease under its current terms.

Premises means the commercial structure owned by Landlord known as *181 Dewey McGlamry Road*, which is located in Fitzgerald, Ben Hill County, Georgia, together with any additions, replacements or alterations to it.

Primary Lease Term means that period of time beginning on the Commencement Date and ending on September 30, 2041.

Rental means the six thousand dollars (\$6,000.00) per month agreed upon fee for the duration of the term.

Tenant is defined in the first paragraph of this Lease.

ARTICLE 2
Grant and Term

2.1 Premises. Landlord, for and in consideration of the rents, covenants, agreements and stipulations herein contained to be paid, kept and performed by Tenant, has leased and rented, and by these presents leases and rents the Premises to Tenant, and Tenant hereby leases the Premises upon all the terms and conditions hereof. No easement for light or air is included in the Premises or given by this Lease. The Premises shall be used for the purpose of operating a convenience store.

2.2 Primary Term. Tenant takes and accepts the Premises from Landlord upon the terms and conditions herein contained and in their present condition and as suited for the use intended by Tenant, except as may be otherwise expressly provided in this Lease, to have and to hold the same for the Primary Lease Term, unless this Lease terminates earlier. The Lease Term shall begin on the Commencement Date.

ARTICLE 3
Rent

3.1 Rental. During the Primary Lease Term, Tenant shall pay to Landlord a monthly rent of six thousand dollars (\$6000) per month during the Primary Lease Term.

The first monthly payment is due upon the signing of this Lease and all additional payments shall be due and payable in advance on the first (1st) day of every calendar month during the Lease Term to the Landlord at *1411 Deer Run, Tifton, Georgia 31793*.

ARTICLE 4
Rights and Duties During Lease Term

4.1 Liability of Landlord. Landlord shall not be liable to Tenant, its employees, its customers, its clients, or its invitees for damage to person or property caused by defects in the cooling, heating, electric, water, or other apparatus or systems or by water discharged from sprinkler systems, if any, on the Premises; nor for the theft, mysterious disappearance, or loss of any property of Tenant, its customers, clients or invitees from any part of the Premises.

4.2 Rights of Landlord to Enter Premises. Landlord and its agents, employees and contractors may enter the Premises and building during the normal business hours of Tenant to inspect and examine same, and to exhibit the Premises and Building to prospective purchasers or tenants. In the event of emergency, or if otherwise necessary to prevent injury to persons or damage to property, such entry to the Premises and Building may be made by force without any liability whatsoever on the part of Landlord for any resulting damage.

4.3 Agreements of Tenant. Tenant agrees that it shall:

(a) Provide and maintain a minimum of \$500,000.00 in property insurance for the value of the Premises, including but not limited to the structure(s) thereon and its contents with the Landlord named as an additional insured on the policy. Tenant shall also maintain general liability insurance on the Premises with a total coverage of at least \$ 1,000,000 per person/per incident. Upon demand, Tenant shall deliver appropriate evidence to Landlord as proof that adequate insurance is in force issued by companies reasonably satisfactory to Landlord. Landlord shall receive advance written notice from the insurer prior to any termination of such insurance policies.

(b) At its own expense, keep the Premises and Building in good repair and tenantable condition and indemnify Landlord against any loss, damage, or expense arising by any failure of Tenant so to do, or due to any act or neglect of Tenant, its employees, agents, invitees or visitors. Tenant shall be fully responsible to make any and all repairs to the building during the term of the lease.

(c) Make no exterior modifications, alterations or additions of any kind in or to the Premises or the Building without first obtaining Landlord's written consent, which consent shall not be unreasonably withheld. All such work, including additions, fixtures and leasehold improvements (but not including moveable office furniture and equipment and other personal property of Tenant), made or placed in or upon the Premises or the Building either by Tenant or Landlord shall be and become Landlord's property at the end of the Lease Term, all without compensation or payment to Tenant, and shall remain upon and in the Premises, during and at the termination of the Lease Term.

(d) Not use the Premises and Building for any illegal purpose or violate any statute, regulation, rule or order of any governmental body, nor create or allow to exist any nuisances or trespasses, nor do any act in or about the Premises or bring anything onto or into the Premises, which will in any way increase the rate of insurance on the Premises and Building.
SPECIFICALLY, TENANT AGREES IT WILL HAVE NO COAM GAMING MACHINES OR ANY GAMBLING MACHINES OF ANY TYPE ON THE PREMISES AT ANY TIME DURING THE TERM OF THIS LEASE.

(e) At its sole expense comply, as to its use of the Premises, with all statutes, regulations, rules, ordinances and orders of any governmental body, department or agency thereof.

(f) Indemnify and hold Landlord harmless from and against any and all loss, cost, damage, expense, or liability whatsoever, including, without limitation, court costs and reasonable attorneys' fees, imposed on Landlord by any person whomsoever, caused in whole or in part by an act or omission of Tenant or its agents, employees, invitees, licensees, contractors, subtenants or assignees.

(g) Before the termination of this Lease remove from the Premises all its personal

property and surrender the Premises and the keys thereto to Landlord in the same condition as on the Commencement Date, natural wear and tear only excepted. Such property of Tenant as it fails to remove from the Property after the termination of this Lease shall be deemed abandoned by Tenant and may be disposed of by Landlord in any manner whatsoever without accounting or being liable in any way to Tenant.

(h) If any Rental is not paid by the tenth (10) day of the month, the Tenant agrees to pay a late charge of five percent (5%) of the overdue amount.

(i) At its own expense, keep all parking areas used by Tenant's employees and visitors adjacent to the Premises and Building free and clear of all debris caused or deposited by same.

(j) At its sole expense, be responsible for payment of personal property taxes, and all utilities, including, but not limited to, electricity, water, gas, cable, and telephone. Tenant is also responsible to pay county and city property taxes on the building. Tenant must either make payment directly to the taxing authority in a timely manner or Tenant may pay directly to Landlord the amount of property taxes which will be above and in addition to the rental amount.

4.5 Signs. Tenant shall obtain the written approval of Landlord, which consent shall not be unreasonably withheld, prior to placing and maintaining, or causing or permitting to be placed and maintained, any sign, advertising matter or other thing of any kind, on the exterior of the Premises, or any decorating, lettering or advertising matter on any exterior door or windows to the Premises.

ARTICLE 5

Assignment and Subletting

5.1 Assignment and Subletting. Tenant may not, without the prior written consent of Landlord, assign, hypothecate, or otherwise transfer this Lease or any interest hereunder, or sublet the Premises or any part thereof. Unless otherwise expressly agreed to by Landlord in writing, no sublease or assignment by Tenant shall relieve Tenant of any liability hereunder.

ARTICLE 6

Default and Remedies

6.1 Events of Default. The occurrence of any of the following shall constitute events of default.

(a) Any part, portion or component of the rent is not received when due;

(b) For a period of thirty (30) days consecutive, the Premises are deserted, vacated, or not used as regularly or consistently as would normally be expected for similar premises put to the same or similar purposes as set forth in Section 2.1, even though Tenant continues to pay rent; unless, any of the foregoing is caused by fire, acts of God or vandalism;

(c) Tenant breaches or fails to comply with any term, provision, condition or covenant of this Lease, other than the payment of Rent.

6.2 Remedies. Upon the occurrence of an event of default, Landlord may do or perform any one or more of the following in addition to, and not in limitation of, any other remedy or right permitted it by law or by this Lease if the event of default described in Subsection 6.1(a) is not cured within twenty (20), or if any of the other events of default are not cured immediately:

(a) Landlord may terminate this Lease, in which event Tenant shall immediately surrender the Premises to Landlord. If Tenant fails to do so, Landlord may, without prejudice to any other remedy Landlord may have either by law or by this Lease, enter upon the Premises and expel or remove Tenant and Tenant's personal property with or without force and without being liable to Tenant in any manner whatsoever for damages therefor. Tenant shall be liable to Landlord for and shall indemnify and hold Landlord harmless from and against all cost, loss, or damage which Landlord may suffer by reason of such termination of this Lease, whether through inability to relet the Premises, through a decrease in rent received, by damage to the Premises or otherwise.

(b) Landlord may enter the Premises and remove the Tenant and its personal property, by force if necessary, without being liable to Tenant in any manner whatsoever for such acts and may relet the Premises as the agent of Tenant and receive such rent therefor. In such event Tenant shall be liable to Landlord for any deficiency that may arise by reason of such reletting during the remainder of the Lease Term. Landlord may include, without limitation, brokerage commissions and attorney's fees incurred in reletting the Premises and any and all costs and expenses incurred in renovating or altering space to make it suitable for reletting in computing Landlord's costs, losses or damages for which Tenant is liable as set forth above, and the proceeds of such reletting shall be first applied to such costs and expenses, then to the payment of the Rent and all other indebtedness of Tenant to Landlord hereunder, with the balance, if any, to be held by Landlord to be applied in payment of future the Rent and all other such indebtedness as same becomes due and payable throughout the Lease Term.

(c) Upon an uncured Event of Default by Tenant and subsequent termination or other breach of this Lease by Tenant, Landlord shall be entitled to retain the Deposit set forth in Section 3.2 and does not waive the right to pursue any further remedy hereunder by the retention of such Deposit. Landlord, at its sole discretion, may retain the Deposit if it discovers damage to the Premises outside of the normal wear and tear caused by the business of Tenant. Landlord, at its sole discretion, may retain the Deposit to return the Premises to its form prior to the alterations made by the Tenant.

ARTICLE 7

Destruction or Damage; Condemnation

7.1 Destruction of or Damage to Premises. If because of fire, the elements, or Act of God, the Premises or the Building is either destroyed or damaged so as to render the Premises or

building wholly unfit for occupancy, or if in the judgment of Tenant the damage resulting cannot be repaired within sixty (60) days from such damage, then at the option of Tenant to be exercised by giving written notice to Landlord within sixty (60) days following the date of such damage, this Lease shall terminate on the date of such election, and Tenant shall immediately surrender the Premises to Landlord. In such event, and regardless of whether Tenant elects to terminate this Lease, Tenant shall continue to owe and pay the Rent up to but not beyond the time of such surrender. Tenant assumes the risks of any and all damage to its personal property in or on the Premises and from any casualty whatsoever.

7.2 Eminent Domain. If all of the Premises or the Building is taken, or if such a part of either is taken so as to render the remainder thereof unsuitable for Tenant's purposes, for any public or quasi-public use by eminent domain or by private purchase in lieu thereof, this Lease shall terminate at the option of either Landlord or Tenant on the date that the condemning authority actually takes possession of the part condemned. If this Lease is not so terminated, or upon a taking not within the scope of the foregoing, the Rent shall abate for the period of such taking in proportion to the area of the Premises taken.

ARTICLE 8 *Additional Provisions*

8.1 Holding Over. In no event shall there be any renewal of this Lease by operation of law, and if Tenant remains in possession of the Premises after the termination of this Lease and without the execution of a new lease, Tenant shall be deemed to be occupying the Premises as a tenant at will at an amount equal to two hundred percent (200%) of the Rent and otherwise subject to all the covenants and provisions of this Lease insofar as the same are applicable to a month-to-month tenancy.

8.2 Waiver of Rights. No failure or delay by Landlord to exercise any right or power given it or to insist upon strict compliance by Tenant with any obligation imposed on it, and no custom or practice of either party hereto at variance with any term hereof shall constitute a waiver or a modification of the terms hereof by Landlord or any right it has herein to demand strict compliance with the terms hereof by Tenant. This Lease contains the sole and entire agreement of Landlord and Tenant and no prior or contemporaneous oral or written representation or agreement between the parties and affecting the Premises shall have legal effect. No representative, agent or employee of Landlord has or shall have any authority to waive any provision of this Lease unless such waiver is expressly made in writing and signed by an authorized representative of Landlord.

8.3 Attorneys' Fees. If any rent or other debt owing by Tenant to Landlord hereunder is collected by or through an attorney at law, Tenant agrees to pay an additional amount equal to fifteen percent (15%) of such sum as attorneys' fees. If a dispute between Landlord and Tenant arises from any provision of this Lease that cannot be settled without litigation, the prevailing party in the litigation shall be entitled to receive from the other party all expenses incurred in litigating the matter including reasonable attorneys' fees.

8.4 No Estate in Land. This Lease creates the relationship of landlord and tenant between Landlord and Tenant. No estate shall pass out of Landlord, and Tenant has only a usufruct that is not subject to levy and sale.

8.5 Severability. If any clause or provision of this Lease is or becomes illegal, invalid, or unenforceable because of present or future laws or any rule or regulation of any governmental body or entity, effective during its term, the intention of the parties hereto is that the remaining parts of this Lease shall not be affected thereby.

8.6 Captions. The captions used in this Lease are for convenience only and do not in any way limit or amplify the terms and provisions hereof.

8.7 Successors and Assigns. The provisions of this Lease shall inure to the benefit of and be binding upon Landlord and Tenant, and their respective successors and assigns, subject, however, in the case of Tenant, to the provisions of Article 5.

8.8 Sale of Premises. In the event of any sale or sales of the Premises or of any lease thereof, the Landlord named hereinabove shall be and hereby is entirely freed and relieved of all covenants and obligations of Landlord hereunder accruing thereafter, and it shall be deemed without further agreement that the purchaser, or the lessee, as the case may be, has assumed and agreed to carry out any and all covenants and obligations of Landlord hereunder during the period such party has possession of the Premises. Tenant shall be bound to any succeeding landlord for all the terms, covenants and conditions hereof and shall execute any attornment agreement not in conflict herewith at the request of any succeeding landlord. The provisions of this Section 8.8 shall apply to each and every sale, lease or other transfer of the Premises, during the Lease Term.

8.9 State Law. The substantive and procedural laws of the State of Georgia shall govern the interpretation, validity, performance and enforcement of this Lease.

8.10 Time is of the Essence. Except as otherwise specifically provided herein, time is of the essence of this Lease.

8.11 Limitation of Liability. Landlord's obligations and liability to Tenant with respect to this Lease shall be limited solely to Landlord's interest in the Premises, and no individual Landlord shall have any personal liability whatsoever with respect to this Lease.

8.12 Execution. This Lease may be executed in any number of counterparts, each of which shall be deemed an original and any of which shall be deemed to be complete in itself and be admissible into evidence or used for any purpose without the production of the other counterparts.

[signatures on following pages]

IN WITNESS WHEREOF, Landlord and Tenants have caused this Lease to be executed under seal as of the date first above written.

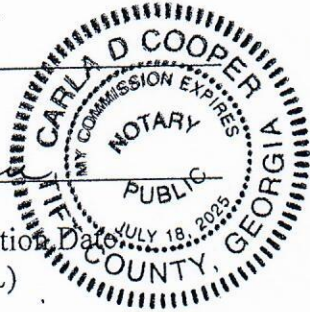
LANDLORD:

SHREE AMBAJI MAA, LLC
a Georgia Limited Liability Company

Signed, sealed and delivered
by Landlord in the presence of:

[Signature]
Unofficial Witness

Carla Cooper
Notary Public
Commission Expiration Date: JULY 18, 2025
(NOTARIAL SEAL)



By: B. S. Patel
BHUPENDRA PATEL, Member

By: [Signature]
CHETNAKUMARI M. PATEL, Member

TENANT:

SHREE NILKANTH KRUPA, LLC
a Georgia Limited Liability Company

Signed, sealed and delivered by
Tenant in the presence of:

[Signature]
Unofficial Witness

Carla Cooper
Notary Public
Commission Expiration Date: JULY 18, 2025
(NOTARIAL SEAL)



By: M. R. Patel
MEENABEN R. PATEL, MEMBER

J. B. Patel
JAGRUTI B. PATEL, MEMBER

[Signature]
MUKESHKUMAR R. PATE, MEMBER

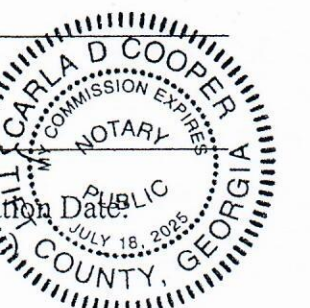
TENANT:

MEENABEN R. PATEL, Individually

Signed, sealed and delivered by
Tenant in the presence of:

[Signature]
Unofficial Witness

Carla Cooper
Notary Public
Commission Expiration Date: JULY 18, 2025
(NOTARIAL SEAL)



By: M. R. Patel
MEENABEN R. PATEL, Individually

LSTCN:6431001106 GBITCN:12222718089994 DATE/TIME:2021-08-10 16:52:44 NAME:PATEL,
MUKESHKUMAR R



Georgia Bureau of Investigation
3121 Panthersville Road
Decatur, Georgia 30034
404-244-2639

LSTCN:6431001106
GBITCN:12222718089994
DATE/TIME:2021-08-10 16:52:44
NAME:PATEL, MUKESHKUMAR R
PHOTO:PHOTO NOT AVAILABLE

NO GEORGIA OR FBI NATIONAL CRIMINAL HISTORY RECORD FOUND

APPLICANT

LAST NAME patel FIRST NAME mukeshkumar MIDDLE NAME r

ALIASES AKA GA0090000
SO
FITZGERALD, GA

DATE OF BIRTH DOB
Month Day Year

PLACE OF BIRTH POB
II

SEX M RACE W HGT 504 WGT 150 EYES BLK HAIR BLK

LEAVE BLANK

CITIZENSHIP CITIZ

YOUR NO. OCA

FBI NO. FBI

ARMED FORCES NO. MNU

SOCIAL SECURITY NO. SOC

MISCELLANEOUS NO. MNU

CLASS

REF.



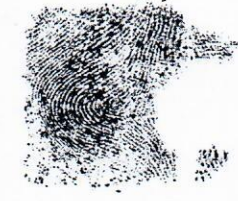







SIGNATURE OF PERSON FINGERPRINTED
mpus

RESIDENCE OF PERSON FINGERPRINTED
208 roxworth trl nashville ga 316393549

DATE 08/10/2021 SIGNATURE OF OFFICIAL TAKING FINGERPRINTS
Bartholomew

EMPLOYER AND ADDRESS

REASON FINGERPRINTED
3-3-2 Alcohol/Liquor Licensee

				
1. R. THUMB	2. R. INDEX	3. R. MIDDLE	4. R. RING	5. R. LITTLE
				
6. L. THUMB	7. L. INDEX	8. L. MIDDLE	9. L. RING	10. L. LITTLE

LEFT FOUR FINGERS TAKEN SIMULTANEOUSLY

RIGHT FOUR FINGERS TAKEN SIMULTANEOUSLY

APPLICANT

FIRST NAME MIDDLE NAME

patel mukeshkumar r

GA0090000 SO
FITZGERALD, GA

DATE OF BIRTH DOB
Month Day Year

PLACE OF BIRTH POB
II

HAIR BLK
EYES BLK

WGT 150
HGT 504

SEX M RACE W

CITIZENSHIP CTZ

YOUR NO. OCA

FBI NO. FBI

ARMED FORCES NO. MINU

SOCIAL SECURITY NO. SOC

MISCELLANEOUS NO. MNU

CLASS

REF.

REASON FINGERPRINTED
3-3-2 Alcohol/Liquor Licensee

SIGNATURE OF PERSON FINGERPRINTED

M Patel

RESIDENT OF PERSON FINGERPRINTED

208 Foxworth trl nashville ga 316393549

DATE SIGNATURE OFFICIAL TAKING PRINTS

08/10/2021 *M Patel*

EMPLOYER AND ADDRESS

LEFT FOUR FINGERS TAKEN SIMULTANEOUSLY			RIGHT FOUR FINGERS TAKEN SIMULTANEOUSLY	