

## SHARED PARKING AGREEMENT

THIS SHARED PARKING AGREEMENT ("Agreement") is made as of April 15, 2017 (the "Effective Date"), by and between Gormley's Pub LLC d/b/a Gormley's, an Ohio limited liability corporation, located at 19500 Center Ridge Road, Rocky River, Ohio 44116 (the "Property"), by and through its President, Seán J. Gormley (hereinafter referred to as "Gormley's") and Mr. George Shiekh, owner of the Strawberry Plaza parking spaces, located at 19524 Center Ridge Road, Rocky River, Ohio 44116 (hereinafter referred to as "Strawberry Plaza") (collectively, the "Parties");

GNH PROPERTIES LLC GTS SJ

WHEREAS, Gormley's requires additional parking to facilitate its operations at its Property and Strawberry Plaza has parking spaces to accommodate Gormley's customers, and the owner of Strawberry Plaza will share these parking spaces with Gormley's in consideration of the mutual promises and obligations contained in this Agreement;

WHEREAS, for the mutual benefit of the Parties and by the Parties' mutual consent, the Parties desire and agree to enter into this Agreement;

ACCORDINGLY, in consideration of the covenants, agreements, mutual obligations and understandings contained herein, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Shared Parking/Time. Strawberry Plaza hereby agrees to share parking spaces located at Strawberry Plaza with Gormley's during the latter's hours of operation. Gormley's will use parking spaces at Strawberry Plaza seven days a week at the following times: Mondays through Saturdays from 6 p.m. until the close of Gormley's operations; and all day on Sundays until the close of Gormley's operations.
2. Compensation. In exchange for Gormley's use of Shared Parking as defined in Paragraph 1 above, Gormley's hereby agrees to pay Strawberry Plaza \$350.00 per month for the actual shared use of the Strawberry Plaza parking spaces. The Compensation to Strawberry Plaza, as well as the other terms applicable to obligations of the Parties as set forth herein, shall commence and be effective upon the date of execution of this Agreement by the Parties.  
*\* AFTER 1 FULL YEAR COMPENSATION TO BE \$500 PER MONTH GTS SJ*
3. Assurances. In addition to the Compensation provided to Strawberry Plaza defined in Paragraph 2 above, Gormley's will be responsible for any potential litter, garbage or debris ("litter") left by customers of Gormley's or damage to the Strawberry Plaza shared parking spaces which are subject to this Agreement should such litter or damage be caused by Gormley's.
4. Termination. If the Parties elect to terminate this Agreement, they may do so, but only after providing written notice to the other party 30 days in advance of the desired termination date and only after complete performance of the Parties' obligations set forth in this Agreement.
5. Governing Law. The rights contained in this Agreement shall be governed by and construed in accordance with the laws of the State of Ohio, without regard to conflicts of law principles.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed by their own hand and/or their respective duly authorized representatives as of the Effective Date first written above:

**STRAWBERRY PLAZA**

By: *George Shiekh*  
Name: George Shiekh - GNH PROPERTIES LLC  
Title: Owner of Strawberry Plaza

George Shiekh, Owner  
Strawberry Plaza GNH PROPERTIES LLC  
19524 Center Ridge Road  
Rocky River, Ohio 44116

**GORMLEY'S PUB LLC d/b/a GORMLEY'S**

By: *Seán J. Gormley*  
Name: Seán J. Gormley  
Title: Owner of Gormley's Pub LLC

Seán J. Gormley, Owner  
Gormley's Pub LLC d/b/a Gormley's  
19500 Center Ridge Road  
Rocky River, Ohio 44116

FACILITY USE AND LEASE AGREEMENT

THIS FACILITY USE AND LEASE AGREEMENT (hereinafter "Agreement") made and entered into this 1 day of ~~May~~ <sup>September</sup>, 2017, by and between Sean J. Gormley, owner of Gormley's Pub LLC ("Gormley's"), and Alan Ritvo, owner of Riverview Martial Arts & Fitness ("Riverview") (collectively, the "Parties"),

RECITALS

WHEREAS, Riverview owns a parcel of property located at 19474 Center Ridge Road, Rocky River, 44116 (the "Property");

WHEREAS, Gormley's has asked permission from Riverview to use the paved portion of the Property for Gormley's customers as a parking lot ("Parking Lot") during the term of this Agreement under the terms and conditions set forth herein; and

WHEREAS, Gormley's has agreed to fully clean and remove all debris attributable to Gormley's use of the Parking Lot on a daily basis; and

WHEREAS, Gormley's has agreed to hold Riverview harmless and indemnify Riverview from any and all liability or claims arising from Gormley's use of the Parking Lot.

WHEREAS, Gormley's has agreed to compensate Riverview for any damage done to the property by Gormley's agents, servants, employees, volunteers, invitees, guests, customers or any other person, or property of same, from any cause whatsoever arising from the use of the Parking Lot.

NOW, THEREFORE, for these considerations, and for other good and valuable consideration, the receipt of which is hereby acknowledged by the Parties, the Parties hereto do agree as follows:

I. Lease of Property: Riverview hereby permits the following described Property to Gormley's for use as a Parking Lot:

Parking lot located at: 19474 Center Ridge Road, OH 44116