



202565414012



STATE OF CALIFORNIA
Office of the Secretary of State
ARTICLES OF ORGANIZATION
CA LIMITED LIABILITY COMPANY
California Secretary of State
1500 11th Street
Sacramento, California 95814
(916) 657-5448

For Office Use Only

-FILED-

File No.: 202565414012

Date Filed: 1/18/2025

B3368-1363 01/18/2025 6:56 PM Received by California Secretary of State

Limited Liability Company Name	Country Luxe Boutique LLC
Initial Street Address of Principal Office of LLC Principal Address	220 S. K STREET TULARE, CA 93274
Initial Mailing Address of LLC Mailing Address	PO BOX 2423 TULARE, CA 93275
Attention	LISA LEDESMA NIXON
Agent for Service of Process Agent Name	LISA LEDESMA NIXON
Agent Address	12396 ROAD 124 PIXLEY, CA 93256
Purpose Statement	The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the California Revised Uniform Limited Liability Company Act.
Management Structure The LLC will be managed by	One Manager
Additional information and signatures set forth on attached pages, if any, are incorporated herein by reference and made part of this filing.	
Electronic Signature	
<input checked="" type="checkbox"/> By signing, I affirm under penalty of perjury that the information herein is true and correct and that I am authorized by California law to sign.	
<u>Lisa Ledesma Nixon</u> Organizer Signature	<u>01/18/2025</u> Date



This document is now complete.

CLOSE

DocuSign Envelope ID: A45BC526-FDF7-41FA-B89B-2248A38FB88F



COMMERCIAL LEASE AGREEMENT
(C.A.R. Form CL, Revised 12/24)

- Date (For reference only): January 16, 2025
Agustin Lazcano (Owner, Authorized Broker or Agent, or Property Manager, ("Landlord"))
and Lisa Ledesma Nixon ("Tenant") agree as follows:
- PROPERTY:** Landlord rents to Tenant and Tenant rents from Landlord, the real property and improvements described as 220 S. K St. Tulare, CA ("Premises"), which comprise approximately 100.000% of the total square footage of rentable space in the entire property. See exhibit _____ for a further description of the Premises.
 - TERM:** The term begins on (date) January 17, 2025 ("Commencement Date").
(Check A or B):
 - ☒ **Lease:** and shall terminate on (date) 02/01/2026 at 5 ☐ AM ☒ PM. Any holding after the term of this agreement expires, with Landlord's consent, shall create a month-to-month tenancy that either party may terminate as specified in **paragraph 2B**. Rent shall be at a rate equal to the rent for the immediately preceding month, payable in advance. All other terms and conditions of this agreement shall remain in full force and effect.
 - ☐ **Month-to-month:** and continues as a month-to-month tenancy. Either party may terminate the tenancy by giving written notice to the other at least 30 days prior to the intended termination date, subject to any applicable laws. Such notice may be given on any date.
 - RENEWAL OR EXTENSION TERMS:** _____ OR ☐ See attached addendum.
 - BASE RENT:**
 - Tenant agrees to pay Base Rent at the rate of (CHECK ONE ONLY):
 - ☒ (1) \$1,850.00 per month, for the term of the agreement.
 - ☐ (2) \$ _____ per month, for the first 12 months of the agreement. Commencing with the 13th month, and upon expiration of each 12 months thereafter, rent shall be adjusted according to any increase in the U.S. Consumer Price Index of the Bureau of Labor Statistics of the Department of Labor for All Urban Consumers ("CPI") for (the city nearest the location of the Premises), based on the following formula: Base Rent will be multiplied by the most current CPI preceding the first calendar month during which the adjustment is to take effect, and divided by the most recent CPI preceding the Commencement Date. In no event shall any adjusted Base Rent be less than the Base Rent for the month immediately preceding the adjustment. If the CPI is no longer published, then the adjustment to Base Rent shall be based on an alternate index that most closely reflects the CPI.
 - ☐ (3) \$ _____ per month for the period commencing _____ and ending _____ and \$ _____ per month for the period commencing _____ and ending _____.
 - ☐ (4) In accordance with the attached rent schedule.
 - ☐ (5) Other: _____.
 - Base Rent is payable in advance on the 1st (or ☐ _____) day of each calendar month, and is delinquent on the next day.
 - If the Commencement Date falls on any day other than the first day of the month, Base Rent for the first calendar month shall be prorated based on a 30-day period. If Tenant has paid one full month's Base Rent in advance of Commencement Date, Base Rent for the second calendar month shall be prorated based on a 30-day period.
 - RENT:**
 - Definition:** ("Rent") shall mean all monetary obligations of Tenant to Landlord under the terms of this agreement, except security deposit.
 - Payment:** Rent shall be paid to (Name) Agustin Lazcano at (address) 1091 E. Tulare Ave. Tulare, CA, or at any other location specified by Landlord in writing to Tenant.
 - Timing:** Base Rent shall be paid as specified in **paragraph 3**. All other Rent shall be paid within 30 days after Tenant is billed by Landlord.
 - EARLY POSSESSION:** Tenant is entitled to possession of the Premises on _____. If Tenant is in possession prior to the Commencement Date, during this time (i) Tenant is not obligated to pay Base Rent, and (ii) Tenant ☐ is ☐ is not obligated to pay Rent other than Base Rent. Whether or not Tenant is obligated to pay Rent prior to Commencement Date, Tenant is obligated to comply with all other terms of this agreement.
 - SECURITY DEPOSIT:**
 - Tenant agrees to pay Landlord \$1,850.00 as a security deposit. Tenant agrees not to hold Broker responsible for its return. (IF CHECKED:) ☐ If Base Rent increases during the term of this agreement, Tenant agrees to increase deposit by the same proportion as the increase in Base Rent.
 - All or any portion of the security deposit may be used, as reasonably necessary, to: (i) cure Tenant's default in payment of Rent, late charges, non-sufficient funds ("NSF") fees, or other sums due; (ii) repair damage, excluding ordinary wear and tear, caused by Tenant or by a guest or licensee of Tenant; (iii) broom clean the Premises, if necessary, upon termination of tenancy; and (iv) cover any other unfulfilled obligation of Tenant. **SECURITY DEPOSIT SHALL NOT BE USED BY TENANT IN LIEU OF PAYMENT OF LAST MONTH'S RENT.** If all or any portion of the security deposit is used during tenancy, Tenant agrees to reinstate the total security deposit within 5 days after written notice is delivered to Tenant. Within 30 days after Landlord receives possession of the Premises, Landlord shall: (i) furnish Tenant an itemized statement indicating the amount of any security deposit received and the basis for its disposition, and (ii) return any remaining portion of security deposit to Tenant. However, if the Landlord's only claim upon the security deposit is for unpaid Rent, then the remaining portion of the security deposit, after deduction of unpaid Rent, shall be returned within 14 days after the Landlord receives possession.
 - No interest will be paid on security deposit, unless required by local ordinance.

CL REVISED 12/24 (PAGE 1 OF 7)

Landlord's Initials

AL

Tenant's Initials

LN



COMMERCIAL LEASE AGREEMENT (CL PAGE 1 OF 7)

A.Herrera Real Estate, 140 S. K St Tulare CA 93274
Adrian Herrera

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

Phone: 56984228
Fax: _____
www.lwof.com

219 S. K St

Commercial Lease Agreement - 12/24

1 of 7

DocuSign Envelope ID: A45BC526-FDF7-41FA-B89B-2248A38FB88F

7. QUALIFIED COMMERCIAL TENANT

- A. DEFINITION:** A "Qualified Commercial Tenant" means a tenant of commercial real property that meets both of the following requirements:
- The tenant is a microenterprise, a restaurant with fewer than 20 employees ("microenterprise" as defined under Business Code § 18000 means a sole proprietorship, partnership, limited liability company, or corporation that meets the following: (i) has 5 or fewer employees including the owner, and (ii) generally lacks sufficient access to loans, financial capital); and
 - (i) Subject to subclause (ii), the tenant has provided the landlord, within the previous 12 months, a written notice that the tenant is a qualified commercial tenant and a self-attestation regarding the number of employees, at such time the protections under this provision come into place.
- (ii) Unless the tenancy is from week to week, month to month, or other period less than a month, the tenant provided the notice of self-attestation described in subclause (i) before or upon execution of the lease, and annually thereafter, at such time the protections under this provision come into place.

