

FINANCE FOR, LLC.

17853 179TH TRAIL W, LAKEVILLE, MN 55044

PHONE: (651) 448-2694

FAX NUMBER: 844-681-1043

FINANCEFORLLC@GMAIL.COM

LOAN AGREEMENT NOTE

This Loan agreement note is made on April 5th, 2023 between **Mr. Richard Schwegman** representing **FINANCE FOR, LLC** of 17853 179TH TRAIL W LAKEVILLE, MN 55044, USA, and **Ms. Shannon E Johnson** representing **HOUSE BEAUTIFUL KEEPERS, LLC** of 1036 DREXEL AVE DREXEL HILL, PA 19026, USA. **Richard Schwegman** (Hereinafter referred to as the lender) agreed to lend the sum of \$175,000.00 to the borrower (**Shannon E Johnson**) for a period of 120 months (10 years) for an interest rate of 4% with no prepayment penalty. For value received, the borrower (**Shannon E Johnson**) hereby unconditionally promises to pay back \$175,000.00 to the lender at the end of 120 months (10 years).

DEFAULT; The occurrence of any one or more of the following events (hereinafter: Termination Event) shall constitute a default under this agreement:

- a) if the borrower commits any breach of or omits to observe any of its obligations and undertakings under this agreement or pledge agreement and borrower does not remedy the same to lender's satisfaction within twenty one (21) days of receipt by borrower of notice from lender requiring the same to be remedied;
- b) If borrower suspends, ceases or intends to suspend or cease its loan - related business;
- c) If borrower shall be unable to pay its debts as they fall due for payment or bankrupt case, or liquidation proceedings arise against borrower and are not dismissed within thirty (30) days.

Upon the occurrence of any termination event during the term of this agreement, the lender shall be entitled to terminate this agreement unilaterally without further notice and enforce its rights under this agreement and the pledge without limitation.

TERM: This agreement shall take effect from the moment it is signed and shall continue in full force and effect from the 5th day of April, 2023. There is six (6) months grace period and borrower will make the first loan repayment on the 5th day of October, 2023.

The entire loan owed by the borrower to the lender shall be due and payable in

full on October 5th, 2033 (the “Maturity Date”).

This agreement may not be terminated by the borrower. If the agreement is terminated by the borrower, the lender shall release the pledge to the borrower as soon as it will practically be possible.

PREPAYMENT: The borrower (**Shannon E Johnson**) may prepay this loan in full or in part at any time without premium or penalty.

CONFIDENTIALITY; The parties hereto agree to keep the terms of this agreement confidential.

AGREEMENT: This agreement is the complete agreement between the parties and supersedes any prior written or oral agreements between the parties in relation to the subject matter of the agreement. Changes and amendments to this agreement shall have effect only if made in writing and signed by the lender and the borrower.

The borrower will pay a one-time fee of \$4,115 which will be used for the loan origination and insurance prior to funding the loan.

NOTICES; All notices to be served under this agreement shall be considered received if delivered to the parties by hand or sent by facsimile message and confirmed by post to the address of the parties.

If a party changes its address, it shall within 3 (three) days inform the other party on such change.

SCHEDULES: All schedules attached hereto shall be considered an integral part of this agreement.

CHOICE OF LAW AND SETTLEMENT OF DISPUTES; This agreement shall be governed and construed in accordance with the laws of the United State. Any dispute arising hereunder shall be settled by the Parties acting between themselves amicably, but if they are unable to reach agreement through negotiations the dispute shall be finally resolved by the courts of the United State.

HEADLINES: The headlines of this agreement are included for convenience purposes only and shall in no circumstances have any legal significance in the interpretation or construction of this agreement.

In witness whereof, the parties have caused their authorized representatives to sign this agreement on their behalf:

On behalf of the Lender:



RICHARD SCHWEGMAN
SIGNED

PHONE: (651) 349-4744

DATE: 4/5/ 2023

On behalf of the Borrower:



SHANNON E JOHNSON
SIGNATURE

PHONE:

DATE: ____/____/____



ORIGINAL COPY