



EXHIBIT 10

Chad Phillips <thehunmonkgroup@gmail.com>

Notice of Termination of Tenancy – 26 Sanderson Avenue

2 messages

Chad Phillips <thehunmonkgroup@gmail.com>

Fri, Jan 23, 2026 at 2:03 PM

To: Wilgens Joseph <Wilgens1@gmail.com>

Dear Mr. Joseph,

This email serves as my written notice that I am terminating my month-to-month tenancy for the premises located at 26 Sanderson Avenue, Lynn, Massachusetts.

I will vacate the premises in full, remove all personal property, and surrender possession no later than January 31, 2026.

Please advise in writing regarding key return and any final walkthrough arrangements.

Sincerely,
Chad Phillips
26 Sanderson Avenue
Lynn, MA 01902
303-520-1910

Wilgens Joseph <wilgens1@gmail.com>

Fri, Jan 23, 2026 at 2:04 PM

To: Chad Phillips <thehunmonkgroup@gmail.com>

Thank you for letting us know.

[Quoted text hidden]