NORTHFIELD ECONOMIC DEVELOPMENT AUTHORITY REVOLVING LOAN

PROMISSORY NOTE
The Lux MedSpa P.L.L.C.

$150,000.00 Northfield, MN
_____________, 2026

FOR VALUE RECEIVED, the undersigned loan recipient, hereinafter referred to as the "MAKER", promises to repay to the order of the **NORTHFIELD ECONOMIC DEVELOPMENT AUTHORITY**, hereinafter referred to as the "LENDER", at its offices located at 801 Washington St., Northfield, MN 55057, or such other place as the holder hereof shall designate in writing, the Loan proceeds it received under the LENDER's Revolving Loan Fund Program in the principal amount of **One Hundred Fifty Thousand and 00/100 Dollars ($150,000.00)** (the "Loan"), lawful money of the United States, together with interest thereon from the date hereof and accruing for **two hundred forty (240)** months at an annual interest rate of **five percent (5.00%)** per annum (the "Loan Rate").

MAKER shall repay principal and interest on the Loan in monthly installments all in accordance with the Northfield Revolving Loan Fund Loan Agreement of even date herewith (the "Loan Agreement") for a period of **two hundred forty (240)** months. The MAKER shall make monthly interest-only payments for the first twenty-four (24) months, and continue with principal and interest payments in the twenty-fifth month and thereafter until the Loan is paid in full all in accordance with the Amortization Schedule attached to the Loan Agreement as Schedule A.

This Note is secured by the Personal Guaranties of Andrea N. Berube and Gregory E. Berube, spouses married to each other, of even date herewith that in the event of MAKER's default with respect to this Loan, each shall repay any overdue installment or installments, or the entire amount of principal and interest, that are due and payable.

MAKER shall maintain insurance for liability, wind, fire and other casualty purposes on the Property and Equipment identified in the Loan Agreement for the term thereof.

This Note may be prepaid at any time without notice, in whole or in part, and without incurring any penalty or bonus.

Any change of the MAKER's name or address must be promptly disclosed to the LENDER.

All of the agreements, conditions, covenants, provisions, and stipulations contained in the Loan Agreement, or any instrument securing this Note are hereby made a part of this Note to the same extent and with the same force and effect as if they were fully set forth herein. It is agreed that time is of the essence of this Note. If a default occurs under the Loan Agreement, or any instrument securing this Note, then the LENDER of this Note may at its right and option, without notice, declare immediately due and payable the principal balance of this Note, together with any costs of collection including attorney fees incurred by the LENDER of this Note in collecting or enforcing payment hereof, whether suit be brought or not, and all other sums due hereunder, or under any instrument securing this Note. The MAKER agrees that the LENDER may, without notice to the MAKER and without affecting the liability of the MAKER, accept additional or substitute security for this Note, or release any security or any party liable for this Note or extend or renew this Note.

MAKER's failure to pay any amount when due as evidenced hereby, or perform any covenant or agreement hereunder, shall constitute a default under this instrument and any other instrument securing or otherwise relating to such Loan transaction, and a default under any other instrument shall constitute a default hereunder.

In the event of default, the LENDER shall give written notice thereof to the MAKER at **2651 Oak Lawn Dr., Northfield, MN 55057**, or to such other address as the MAKER may inform the LENDER in writing. In the event that any such default is not cured within Ten (10) days of the receipt of such notice, the LENDER may, at its option, declare the entire balance due hereunder immediately due and payable without further notice. Failure to exercise this option shall not constitute a waiver of the right to exercise this option at a later date. After the date of default, payment by MAKER shall be applied first to interest and then to principal.

If payments are in default more than 60 days, interest on the unpaid principal balance shall accrue at ten percent (10%) per annum. Said increased interest shall be as and for liquidated damages to LENDER and shall not be considered a penalty.

The remedies of the LENDER as provided herein, and in the Loan Agreement, or any other instrument securing this Note, shall be cumulative and concurrent and may be pursued singly, successively, or together, and, at the sole discretion of the LENDER, may be exercised as often as occasion therefore shall occur; and the failure to exercise any such right or remedy shall in no event be construed as a waiver or release thereof.

The LENDER shall not be deemed, by any act of omission or commission, to have waived any of its rights or remedies hereunder unless such waiver is in writing and signed by the LENDER and then only to the extent specifically set forth in the writing. A waiver with reference to one event shall not be construed as continuing or as a bar to or waiver of any right or remedy as to a subsequent event. No waiver by the LENDER of any default hereunder shall operate as a waiver of any other default on a future occasion. No delay on the part of the

LENDER in exercising any right or remedy hereunder shall operate as a waiver thereof. No single or partial exercise of any right or remedy by the LENDER shall preclude future exercise thereof or the exercise of any other right or remedy.

This Note may not be amended, modified, or changed except only by an instrument in writing signed by the party against whom enforcement of any such amendment, modifications, or change is sought.

The undersigned, in the case of suit on this Note, agrees to pay the LENDER's attorney fees and costs incurred therein. The MAKER and any endorsers and sureties waive demand of payment, notice of nonpayment, protest and notice. Sureties, endorsers and guarantors agree to all of the provisions of this Note, and consent that the time of payment of all or any part hereof may be extended at the discretion of the LENDER from time to time, without notice.

The undersigned agrees to pay this Note and waive demand, presentment, protest, and notice of dishonor, and exonerate the LENDER hereof from any duty and obligation to make demand on anyone for payment or, except as otherwise provided herein, to give notice to anyone of nonpayment hereof and further consent to the extension, renewal, exchange, surrender or release of this Note or any person bound hereunder by the holder hereof.

MAKER agrees to provide periodic information upon request by the LENDER regarding the status of relevant matters described in this promissory Note and the accompanying exhibits hereto.

This Note shall be governed by, and construed in accordance with, the laws of the state of Minnesota without regard to its conflict of laws provisions. Any disputes, controversies, or claims arising out of this Note shall be heard in the state or federal courts of Minnesota, and all parties to this Note waive any objection to the jurisdiction of these courts, whether based on convenience or otherwise.

The headings used in this Note are solely for convenience of reference, are no part of this Note, and are not to be considered in construing or interpreting this Note.

This Note, with the Loan Agreement of even date herewith and other Loan Documents, constitutes the entire Note between the parties pertaining to its subject matter and it supersedes all prior contemporaneous Notes, representations, and understandings of the parties pertaining to the subject matter of this Note.

Wherever possible, each provision of this Note and each related document shall be interpreted so that it is valid under applicable law. If any provision of this Note or any related document is to any extent found invalid by a court or other governmental entity of competent jurisdiction, that provision shall be ineffective only to the extent of such invalidity, without invalidating the remainder of such provision or the remaining provisions of this Note or any other related document.

IT IS HEREBY CERTIFIED AND RECITED that all conditions, acts, and things required to exist, happen, and be performed precedent to or in the issuance of this Note do exist, have happened, and have been performed in regular and due form as required by law.

[Remainder of page left intentionally blank.]

[Signature page follows]

IN WITNESS WHEREOF, the MAKER has caused this Note to be duly executed as of the date affixed hereto below.

MAKER:

THE LUX MEDSPA P.L.L.C.

By: ____ Date:___________________________

Andrea N. Berube, Its Manager

STATE OF MINNESOTA)
) ss.
COUNTY OF RICE)

This instrument was acknowledged before me on _____________, 2026, by Andrea N. Berube, as Manager of The Lux MedSpa P.L.L.C., a limited liability company organized under the laws of the State of Minnesota.

____

Notary Public

(Attached exhibits include Northfield Economic Development Authority Revolving Loan Fund Loan Agreement; Personal Guaranties of Andrea N. Berube and Gregory E. Berube; and Borrower's Affidavit.)