

1 **COMMERCIAL TRIPLE NET LEASE**

2 **This is a legally binding contract. If not understood, seek competent advice.**

3 **STATE OF ALABAMA**

Jefferson County

4 This lease made this ____ day of _____, 20____ by and between (Enterglobe Enterprises LLC) hereinafter called "Lessor" or
5 "Landlord", by _____ as agent for the Lessor and by _____ as agent for the lessee herein after
6 called "Lessee" or "Tenant":

7 WITNESSETH: That the Lessor does hereby demise and let unto the Lessee the following described premises at 1200 Centerpoint Parkway in
8 Jefferson County, Birmingham Alabama, and to-wit:

9 **Use / Term / Rent**

10 Subject to Laws and ordinances of Jefferson County in which the property is situated, for use and occupation by the Lessee for the business of:
11 _____ licensed by Jefferson County, Alabama and for no other or different use or purpose, for and during the term of 3 Years beginning on
12 the __ day of ___, 2010 and ending on _____. An additional period of ___ years is given to Lessee as an option to extend the lease and the amount
13 of rent to be negotiated on the date of exercising such option by Lessor (Enterglobe Enterprises LLC) and Lessee.

14 If any rent installment is not received by Lessor from Lessee by the fifth day of the month for which such installment is due, Lessee shall immediately
15 pay to Lessor a late charge equal to ten percent (10%) of such installment. Lessor and Lessee agree that this late charge represents a reasonable
16 estimate of such costs and expenses and is fair compensation to Lessor for its loss suffered by such nonpayment by Lessee. Acceptance of this late
17 charge shall not constitute a waiver of Lessee's default with: respect to such nonpayment by Lessee nor prevent Lessor from exercising all other rights
18 and remedies available under this Lease. The burden of proof with respect to all payments of rental or other sums shall be upon Lessee.

19 **IF THE LESSEE'S CHECK IS RETURNED FOR INSUFFICIENT FUNDS, LESSOR WILL NO LONGER ACCEPT CHECKS AND ALL RENTS MUST**
20 **THEN BE PAID BY CASHIER'S CHECK OR MONEY ORDER. LESSEE AGREES TO PAY ALL BANK FEES AND REASONABLE**
21 **ATTORNEY FEES SHOULD AN ATTORNEY BE RETAINED FOR COLLECTION, TERMINATION, OR EVICTION.**

22 In consideration whereof, the Lessee agrees to make payment to Lessor (Enterglobe Enterprises LLC) on the first day of each month, in advance, as
23 rent for said premises:

24 Monthly rent: \$_____ Annual rent: \$_____. Such rent must be prorated in such a way that it will be due the first of each and every month.

25 Free rent period:

26 Monthly TICAM (prorated pass through taxes, insurance and Common area maintenance): \$_____.

27 Combined monthly rent and TICAM: \$_____/ month OR \$_____/ year.

28 Security Deposit: \$_____ as security deposit, without interest. It is agreed that in the event of Lessee's defaults in respect of any of the terms,
29 provisions, and conditions of this lease, Lessor may use, or retain the whole or any part of the security deposit to the extend required for the payment
30 of any rents and other payments to which Lessee is in default.

31 With the signing of this lease lessee issues a cashier's check for an amount of \$_____

32 All rental charges including future rents, TICAM and security deposits must be paid to "Enterglobe Enterprises LLC". Lessor has the option to
33 increase the rent up to five percent on the anniversary of each year through the end of the lease. Exercising the option period must be approved by the
34 lessor and must be sent to lessor in writing at least three months prior and the rent must be at the current market rent on the date of exercising the
35 option. In the event Lessee remains in possession of the Premises after the expiration of the term and without the execution of a new lease, Lessee, at
36 the option of Lessor, shall be deemed to be occupying the Premises as a tenant from month to month at a monthly rental for each month of such
37 holdover period equal to the sum of: (1) Minimum Annual rent equal to one- twelfth (1/12) of the Minimum Annual rental for the preceding Lease
38 Year.

39 **Quiet Enjoyment**

40 This lease is made upon the following terms, conditions, and covenants; The Lessor (Enterglobe Enterprises LLC) covenants to keep the
41 Lessee in possession of said premises during said term, but shall not be liable for the loss of use by eminent domain nor the failure or inability of the
42 Lessee to obtain possession thereof provided the Lessor (Enterglobe Enterprises LLC) shall exercise due diligence and effort to place the Lessee in
43 possession. Nothing herein contained shall be constructed as a warranty that said premises are in good condition or are fit or suitable for the use or
44 purpose of which they are let.

45 **Condition of Premises (AS IS)**

46 The Lessor (Enterglobe Enterprises LLC) or Lessor's agent has made no representations or promises with respect to said building or the demised
47 premises except as herein expressly set forth. The Lessee has examined the leased premises and accepts the same in the physical condition in which
48 the same now exists (except as otherwise expressly provided herein) and accepts to take possession AS IS and WHERE IS.

49 **Common Areas**

50 Lessee, its customers, employees, and invitees, shall have the right to use and enjoy, in common with Lessor and other tenants, and with their
51 customers, employees, and invitees, the parking areas, entrances, exits, walkways and roadways (hereinafter collectively called the Common Areas)
52 which Lessor (Enterglobe Enterprises LLC) provides for the reasonable operation of the Shopping Center. It is expressly understood that the Common
53 Areas are intended primarily for the use by customers of the stores in the Shopping Center; and Lessee accordingly agrees that neither it, nor it's
54 agents, servants, employees, or invitees will use the Common Areas for the parking or storage of any automobile, truck, or any other vehicle or
55 property owned or used by it or by any of its employees or agents, nor park vehicles so as to interfere with the use of any driveways, walks, roadways,
56 parking areas, except as may be approved in writing by Lessor (Enterglobe Enterprises LLC).

57 In order to assist the Lessor in the enforcement of the provisions of this Section, Lessee agrees that, within ten (10) days after being requested so to do,
58 Lessee will furnish Lessor a written statement containing the names of employees, agents, and representatives employed by Lessee in or about the
59 Premises and the license numbers of all vehicles owned or used by Lessee or its employees, agents, or servants. Lessee further agrees that it will
60 conduct all loading or unloading of goods or equipment only in and through such areas designated for such purposes by Lessor.

61 **Maintenance of Common Areas**

62 Lessor (Enterglobe Enterprises LLC) agrees that it will, throughout the term of this Lease, maintain the Common Areas in a good condition of repair,
63 adequately lighted and paved. Lessor shall use its best efforts to keep the parking areas and walkways reasonable clear of snow and ice, in a manner
64 consistent with the practices generally followed in comparable shopping centers.

65 Lessor (Enterglobe Enterprises LLC) expressly reserves the right, from time to time during the term of this Lease, (i) to change the shape, size,
66 location, number, and extent of the buildings and improvements or (ii) to eliminate or add to any building or improvements within the Shopping
67 Center or (iii) to rearrange the parking and/or loading spaces in the Common Areas; provided that Lessor shall not change the size or location of the
68 Premises without Lessee's consent and, further, that Lessor shall at all times maintain in, or available for use by, the Shopping Center no fewer than
69 the minimum number and/or sizes of parking and/or loading spaces sufficient to meet the minimum requirements of any then applicable zoning or
70 building code requirements. In the event any lights are affixed to the undersurface or ceiling of a roof or canopy extending over the walkways adjacent
71 to the Premises and if such lights are attached to Lessee's meter, Lessee agrees to keep such lights on during the customary business hours of the
72 Shopping Center, as fixed by the Lessor, and to pay the cost of the required electricity which will be passed through the Lessees operating within the
73 Shopping center.

74 **Taxes, Insurance, Common Area Maintenance (TICAM Charges)**

75 Lessee agrees to pay Lessor (Enterglobe Enterprises LLC) , at the time and in the manner hereinafter provided, Lessee's Fraction of occupancy of the
76 total costs and expenses (the moderating and Maintenance expenses) incurred by Lessor in operation and maintaining the Shopping Center. The
77 Operating and Maintenance Expenses shall include all costs arising out of the operating and maintenance of the Shopping Center including all exterior
78 lighting, cleaning, managing, protecting, repairing, policing and security (if and to the extent provided by Lessor), painting, striping, removal of snow
79 and ice, landscaping and shrubbery (including replacement, if necessarily) refuse removal (if provided), and utilities (serving the Common Areas). The
80 Operating and Maintenance Expenses shall also include all premiums incurred by Lessor for all liability, workers' compensation, or other insurance
81 premiums.

82 Lessor (Enterglobe Enterprises LLC) with respect to the Shopping Center, shall further include a reasonable allowance to Lessor for the depreciation
83 of maintenance equipment, if any. There shall also be included in the Operating and Maintenance Expenses, an administrative and overhead fee to
84 Lessor in an amount not greater than five percent (5%) of the gross income generated by the Shopping center. Operating and Maintenance Expenses
85 shall be made in monthly installments in amounts estimated from time to time by Lessor and due on the first day of each and every month during the
86 term hereof. Within sixty (60) days after the end of each calendar year, Lessor shall adjust such costs up or down depending on the cost variation from
87 the previous year.

88 Lessee shall pay the amount of any such underpayment to Lessor (Enterglobe Enterprises LLC) within thirty (30) days (whether or not this Lease has
89 then expired (or Lessor shall credit the amount of any such overpayment against Tenant's payments) for expenses being due thereafter; provided,
90 however, that if the term of this Lease has then expired Lessor shall repay the amount of any such overpayment to Lessee within (30) days, so long as
91 Lessee shall not then be in default under any term or provisions of this lease.

92 Property Taxes: Lessor (Enterglobe Enterprises LLC) will pay, when due, all real estate taxes or other ad valorem taxes, levies, or assessments
93 (Impositions) imposed against the Shopping Center (including the Premises); and Lessee agrees that during the term of this Lease, Lessee shall
94 reimburse Lessor the Impositions applicable to the Premises. Impositions applicable to the Premises shall be paid by Lessee per it's prorated share as a
95 part of pass through charges on the first of each and every month of the Term hereof, in amounts estimated from time to time by Lessor.

96 Hazard Insurance: Lessor (Enterglobe Enterprises LLC) agrees that it will keep the Shopping Center, including the Premises, insured against damage
97 for fire and other perils customarily covered under extended coverage insurance in such amounts as may reasonably be determined by Lessor. Lessee
98 shall reimburse the Lessor the prorated Premiums applicable to the Premises as part of the Operating and Maintenance expanses. Lessee shall at
99 Lessee's own cost and expanse procure and maintain, throughout the term of this Lessee's, hazard insurance covering Lessee's inventory, furnishings,
100 fixtures, equipment and Lessee's improvements, and in such amounts as Lessee shall deem prudent.

101 Other expenses: Other expenses shall include but not limited to capital improvements, onsite and off site management fees and any expenses directly
102 related to property improvements that would benefit all lessees within the shopping center.

103 Lessee will pay the prorated share of the property taxes, insurance and management plus the common area maintenance (TICAM). Such charges are
104 approximately \$___ per square feet per year. As indicated above, such charges may adjust up or down depending on the bills received.

105 **Default by Lessee**

106 Should lessee at any time be in default with respect to any rental payments or other charges payable by Lessee and should such default continue for a
107 period of ten (10) days after written notice from Lessor (Enterglobe Enterprises LLC) to Lessee; or should Lessee be in default in the prompt and full
108 performance continue for more than a reasonable time (in no event to exceed thirty (30) days) after written notice thereof from Lessor to Lessee,
109 specifying the particulars of such default or breach or performance; then the occurrence of any one or more of the foregoing events shall be an event of
110 default under this Lease, and in addition to any or all other rights or remedies of Lessor herein and by law provided, Lessor may at Lessor's option and
111 without further notice or demand of any kind to Lessee or any other person, take any one or more of the following actions: a. Declare the term hereof
112 ended and reenter the Premises, take possession and remove all persons, in which event Lessee shall have no further claim; or b. Without declaring
113 this Lease ended, re rent the Premises and occupy the whole or any part thereof for and on account of Lessee and collect any unpaid rentals and other
114 charges which have become payable or which may thereafter become payable; and c. Even though Lessee may have reentered the Premises, Lessor
115 may thereafter elect to terminate this Lease and all of the rights of Lessee in or to the Premises; or d. Perform or cause to be performed, on behalf and
116 at the expense of Lessee, any or all of the undertakings or obligations as to which Lessee is in default, in which event Lessee shall pay to Lessor , upon
117 demand, any costs or expenses incurred in the performance of such undertakings or obligations, together with interest thereon; and the action of Lessor
118 in performing such undertakings or obligations, or causing the same to be performed, shall not be deemed a curing of Lessee's default, and Lessor
119 shall thereafter be entitled to exercise any or all of Lessor's rights or remedies provided herein, or at law or in equity, as if such default remained
120 uncured.

125 (A) Should lessee at any time be in default with respect to any rental payments or other charges payable by Lessee and should such default continue
126 for a period of ten (10) days after written notice from Lessor (Enterglobe Enterprises LLC) to Lessee (such unpaid rent shall bear interest at 18%
127 per annum); or should Lessee be in default in the prompt and full performance continue for more than a reasonable time (in no event to exceed
128 thirty (30) days) after written notice thereof from Lessor to Lessee, specifying the particulars of such default or breach or performance; then the
129 occurrence of any one or more of the foregoing events shall be an event of default under this Lease, and in addition to any or all other rights or
130 remedies of Lessor herein and by law provided, Lessor may at Lessor's option and without further notice or demand of any kind to Lessee or any
131 other person, take any one or more of the following actions: (i) Declare the term hereof ended and reenter the Premises, take possession and
132 remove all persons and change the locks, in which event Lessee shall have no further claim.

133 Such property may be removed and stored in a public warehouse or elsewhere at the cost of, and for the account of Lessee, all without service of
134 notice or resort to legal process and without being deemed guilty of trespass, or becoming liable for any loss or damage which may be occasioned
135 thereby; and/or (ii) shall have the right to proceed by attachment, suit or otherwise to collect any delinquent rent or other amounts due Lessor
136 hereunder; and/or (iii) shall have the right to accelerate and declare the whole rent for the whole term of this Lease and/or any and all other amounts
137 due under this Lease at once due and payable and may proceed by attachment, suit or otherwise to collect all such amounts in the same manner as if by
138 the terms of this Lease all such amounts due or to become due during the entire term were payable in advance, and neither the enforcement of
139 collection by Lessor of such amounts nor the payment by Lessee of such amounts shall constitute a waiver by Lessor of any breach, existing or in the
140 future, of any of the terms or provisions of this Lease by Lessee or of any rights or remedies which the Lessor may have with respect to any such
141 breach. In the event Lessor elects to accelerate as herein set out and subsequently leases the Premises to a third party prior to the end of the period for
142 which this Lease would run if there were no breach of this Lease, Lessor shall, at the end of said period, refund to Lessee that portion of the
143 accelerated sum which represents the accelerated rent for that part of said period during which said third party shall pay rent to Lessor; provided,
144 however, that should said accelerated sum exceed rental payments actually received from said third party during said period, Lessor shall not be
145 required to refund to Lessee the amount which represents the excess of said accelerated sum over the rental payments actually received from said third
146 party during said period.

147 (B) In the event of a default by Lessee as set forth in the above paragraph or in any other Section of this Lease, then Lessor at its option (without
148 further notice or demand of any kind to Lessee or any other person except as hereinafter expressly provided) may have, in addition to all remedies
149 available at law or in equity or provided elsewhere in this Lease, the following described remedies: (i) Lessor may elect to terminate this Lease by
150 written notice to Lessee specifying the date of the Lease will terminate, and upon such date this Lease and Lease Term shall end. Lessor may
151 immediately repossess the Demises Premises and Lessee shall pay at once to Lessor as damages a sum of money equal to the rentals and other charges
152 to be paid by Lessee (as specified in subparagraph C below) to Lessor for the balance of the stated term of this Lease less the fair rental value of the
153 Premises for the same period. (ii) Lessor may elect to terminate Lessee's right of possession without terminating this Lease, in which event Lessee
154 agrees to surrender possession and vacate the Premises immediately and deliver the possession to Lessor, and Lessee hereby grants Lessor full and
155 free license to enter in and upon the Premises or any part thereof and to expel or remove Lessee or any other person or party who may be occupying or
156 within the Premises or any part thereof and remove any and all property therefrom. Such property may be removed and stored in a public warehouse or
157 elsewhere at the cost of and for the account of Lessee without terminating this Lease or releasing Lessee in whole or in part from Lessee's obligations
158 to pay rent and other charges and perform any of the covenants, conditions and agreement to be performed by Lessee as provided in this Lease and
159 without being deemed in any manner guilty of trespass, eviction or forcible entry or detainer and without relinquishing Lessor's rights as herein
160 provided. If Lessor re-enters the Premises without terminating this Lease, then Lessor may relet the Premises or any part or parts thereof, either in the
161 name of Lessor or otherwise, for a term which may at Lessor's option be less than or exceed the period which would otherwise have constituted the
162 balance of the Lease Term and upon such other terms and conditions as Lessor, in its sole discretion, may deem advisable. Lessee or the legal
163 representative of Lessee shall pay Lessor for each month of the period which would otherwise have constituted the balance of the Lease Term, any
164 deficiency. The refusal or failure of Lessor to relet the Premises or any part or parts thereof shall not release or affect Lessee's liability for damages;
165 provided, however, that Lessor shall use reasonable efforts to relet the Premises. There shall be added to the said deficiency such expenses as Lessor
166 may incur in connection with any reletting (such as court costs, reasonable attorneys' fees and disbursement, brokerage and expenses for putting and
167 keeping the Premises in good order or for preparing the same for reletting). Any deficiency shall be paid in monthly installments by Lessee on the rent
168 day specified in this Lease and any suit brought to collect the amount of the deficiency for any month shall not prejudice in any way the rights of
169 Lessor to collect the deficiency for any subsequent month by a similar proceeding. No such re-entry or taking possession of the Premises by Lessor
170 shall be construed as an election on its part to terminate this Lease unless a written notice of such termination be given to Lessee or unless the
171 termination thereof be decreed by a court of competent jurisdiction. Any amount collected by Lessor from subsequent Lessees for any rental period in
172 excess of that provided for in this Lease for such period shall be credited to Lessee in reduction of Lessee's liability for any rental period in which the
173 amount collected by Lessor shall be less than that provided for by this Lease, but Lessee shall only be entitled to received any such rentals at the end
174 of the Lease Term and without interest. In all events Lessor may terminate the Lease for such breach at any time thereafter and after such termination
175 Lessee shall not be entitled to any claim whatsoever, of any kind or nature, for any excess rental that may be collected by Lessor. The reletting of the
176 Premises beyond the date originally fixed for expiration of the term of the Lease shall not be deemed to release Lessee from his obligation hereunder.
177 An election to re-enter the Premises (without terminating the Lease) and the reletting or not reletting of the Premises shall not thereafter prevent
178 Lessor from electing to terminate the Lease for such previous breach. In the event it is necessary for Lessor to bring suit for such rental payments or
179 other charges as they accrue or in order to collect any damages, Lessor shall have the right to allow such rental or deficiencies to accumulate and to
180 bring an action on several or all of the deficiencies at one time. Any such suit shall not prejudice in any way the right of Lessor to bring a similar
181 action for subsequent rental or damage deficiencies. If Lessee defaults in any of its obligations hereunder, then Lessor, to the extent not otherwise
182 recovered, shall be entitled to recover its reasonable attorneys' fees and court costs incurred by reason of Lessee's default.

183 Lessor may, but shall not be obligated to, after having given to Lessee thirty (30) days notice, cure any default by Lessee under this Lease, including
184 (if Landlord so elects) expending money on behalf of Lessee. All reasonable costs and expenses incurred by Lessor in curing a default, including,
185 without limitation, reasonable attorney's fees, together with interest on the amount of costs and expenses so incurred shall be paid by Lessee to Lessor
186 on demand, and shall be recoverable as additional rent.

187 (B) Lessor's Lien. Lessee grants Lessor a lien and security interest in all of the fixtures, trade fixtures, furniture, equipment, stock, goods,
188 merchandise and other property placed on the Premises during the term of this Lease to secure the payment of all rentals and other sums due to
189 Lessor hereunder for the entire term of this Lease. This lien and security interest is in addition to the statutory Lessor's lien. Lessor shall have all
190 of the rights, remedies and powers granted a secured party under the Uniform Commercial Code of Alabama, herein called "UCC", including,
191 without limitation, the right and power to sell, at public or private sale, or otherwise dispose of, lease or utilize, such property and any part or
192 parts thereof in any manner authorized or permitted by the UCC in the event of any default by Lessee. At Lessor's request, Lessee shall execute
193 and deliver to Lessor a financing statement or statements appropriate for filing under the UCC.

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197 **Hazardous Substances**

198 Lessee is not allowed to keep or store within premises any "Hazardous substance". It means any pollutant, contaminant, toxic or hazardous waste,
199 dangerous substance, potentially dangerous substance, noxious substance, toxic substance, flammable, explosive, radioactive material, urea
200 formaldehyde foam insulation, asbestos, PCBs, or any other substances the removal of which is required, or the manufacture, preparation, production,
201 generation, use, maintenance, treatment, storage, transfer, handling, or ownership of which is restricted, prohibited, regulated or penalized by any and
202 all federal, state, county, or municipal statues or law now or at any time hereafter in effect, including but not limited to , the Comprehensive
203 Environmental Response, Compensation and Liability Act (42 U.S.C 9601 ct seq.), the Hazardous Materials Transportation Act (49 U.S.C. 1801 ct
204 seq.), the Resource Conservation and Recovery Act (42 U.S.C. 6901 ct. seq.), the Federal Water Pollution Control Act (33 U.S.C. 1251 ct seq.), the
205 Clean Air Act (42 U.S.C. 7401 ct seq.), the Toxic Substance Control Act as amended (15 U.S.C. 2601 ct seq.). Lessee shall, at it's own expense,
206 comply with all laws regulating the use, generation, storage, transportation, or disposal of Hazardous Substance ("Laws")
207
208

209 **Tenants Restrictions**

210
211 **LESSEE SHALL APPLY FOR A BUSINESS LICENSE PRIOR TO OPERATION OF THE BUSINESS.**

212
213 **LESSEE SHALL NOT PERMIT:**

- 214
215 (a) Any violation of any federal, state or local law, ordinance, or regulation nor or hereafter enacted, related environmental conditions on,
216 under, or about the Premises, or arising from Tenant's use or occupancy of the Premises, including, but not limited to, soil and ground
217 water conditions; or
218
219 (b) The use, generation, release, manufacture, refining, production, processing storage, or disposal of any Hazardous substance on, under or
220 about the Premises, or the transportation to or from the Premises of any Hazardous Substance, except as specifically disclosed on
221 Schedule A to this lease.
222

223 **Environmental Clean-up**

- 224
225 (a) Lessee shall, at it's own expense, comply with all laws regulating the use, generation, storage, transportation, or disposal of Hazardous
226 Substance ("Laws")
227 (b) Lessee shall, at Tenant's own expense, make all submissions to provide all information required by, and comply with all requirements
228 of all governmental authorities (the "Authorities") under the laws.
229
230 (c) Should any Authority or any third party demand that a cleanup plan be prepared and that a clean-up be undertaken of any deposit, spill,
231 discharge, or other release of Hazardous Substance that occurs during the term of this Lease, at or from the Premises, or which arises at
232 any time from Lessee's use or occupancy of the Premises, then Lessee shall, at it's own expense prepare and submit the required plans
233 and all related bonds and other financial assurances; and Lessee shall carry out all such cleanup plans.
234
235 (d) Lessee's obligations and liabilities under this Paragraph (3) shall survive the expiration of this Lease.
236
237

238 (1) **Tenant's Indemnity**

- 239
240 (a) Lessee shall indemnify, defend, and hold harmless Lessor (Enterglobe Enterprises LLC), the manager of the property , and their
241 respective officers, directors, beneficiaries, shareholders, partners, agents, and employees from all fines, suits, procedures, claims, and
242 actions of every kind, and all costs associated therewith (including attorneys' and consultants' fees) arising out of or in any way
243 connected with any deposit, spill, discharge, or other release of Hazardous Tenant's use or occupancy of the premises, or from Tenant's
244 failure to provide all information, make all submissions, and take all steps required by all Authorities under the Law and all other
245 environmental laws.
246
247 (b) Lessee's obligations and liabilities under this paragraph (4) shall survive the expiration of this Lease.
248

249 **Roof Maintenance**

250 Should the roof of the building leak at any time during said term, due to no fault on the part of the Lessee, the Lessor (Enterglobe
251 Enterprises LLC) will repair the same within a reasonable time after being requested in writing by the Lessee so to do, but in no event shall the Lessor
252 (Enterglobe Enterprises LLC) be liable for damages or injuries arising from such defect or the failure to make said repairs after being so notified,
253 except to the extent of the reasonable cost of repairing said roof; nor shall the Lessor (Enterglobe Enterprises LLC) be liable for damages or injuries
254 arising from defective workmanship or materials, the Lessee herby expressly waiving the same. Lessor (Enterglobe Enterprises LLC) and its agents
255 shall not be liable for any death, injury, loss or damage resulting from any repair or improvement and undertaken, voluntarily or involuntarily, by or
256 on behalf of, the Lessor , other than will full wrongful acts of the Lessor (Enterglobe Enterprises LLC). The Lessee will keep the roof and the leased
257 grounds free of all cans, bottles, fragments, debris and trash, and the Lessee will keep the downspouts, gutters and drains clean, open and free of
obstructions, and in good working order.

258 In the event heating, ventilating and air conditioning equipment or a part of any air conditioning equipment is installed by Lessee with the Lessor's
259 approval on the roof / walls of any building hereby leased, or in the event that the Lessee installs a sign on the roof, then Lessee shall be responsible
260 for repairing any roof leaks attributable to such installation, during the term of this lease at Lessee's sole cost and expense, but no such air
261 conditioning equipment may be installed until the consent in writing of the Lessor (Enterglobe Enterprises LLC) is first and obtained thereto.

262 **Maintenance and upkeep of HVAC**

263 Lessor (Enterglobe Enterprises LLC) shall not be liable for any damages caused by, or growing out of, any breakage, leakage, getting out of order or
264 defective conditions of said, heating, ventilating and air-conditioning (HVAC) equipment, electric wiring, pipes, water closets, drains, and sewer lines
265 or plumbing, or any of them.
266

268 **Other Repairs**

269 Lessor (Enterglobe Enterprises LLC), shall not be obligated or required to make any other repairs or do any other work on or about said premises or
270 any part thereof, or the elevators therein, if any, or on or about any premises connected therewith, but not hereby leased, unless and only to the extent
271 herein agreed. All other portions of any building hereby leased shall be kept in good repair by Lessee and at the end of the term hereof, the Lessee
272 shall deliver the demised premises to Lessor (Enterglobe Enterprises LLC) in good repair and condition, reasonable wear and tear expected. Lessor
273 reserves the right to enter upon said premises and to make such repairs and to do such work on or about said premises as Lessor (Enterglobe
274 Enterprises LLC) may deem necessary or proper, or that Lessor (Enterglobe Enterprises LLC) may be lawfully required to make. The Lessee must
275 have with Lessor a copy of the keys in case of emergencies or repairs. Lessee is responsible for all repairs except the common areas.

276
277 **Inspection and Showing**

278 Lessor (Enterglobe Enterprises LLC) reserves the right to visit and inspect said premises at all reasonable times and the right to show said
279 premises to prospective tenants and purchasers, and the right to display "For Sale" and "For Rent" signs on said premises by giving the Lessee a
280 reasonable notice.

281 **Failure of the Lessee to Repair any damages affecting the subject space or neighboring spaces**

282 Should the Lessee fail to make repairs agreed to by him under the lease, the Lessor (Enterglobe Enterprises LLC) may enter the premises
283 and make such repairs and collect the cost thereof from the Lessee as additional rent. Except as herein specifically provided, the Lessee will not make
284 or permit to be made any alternations, additions, improvements or changes in the premises, nor will the Lessee paint the outside of the building or
285 permit the same to be painted without the written consent of the Lessor (Enterglobe Enterprises LLC) before work is contracted.

286
287 **Signage**

288 No signs of any character shall be erected on the roof or elsewhere in or about the demised premises until the consent thereof in writing is
289 first had and obtained from the Lessor (Enterglobe Enterprises LLC). The consent to a particular alteration, addition, improvement or change shall not
290 be deemed consent to, or a waiver of, a restriction against alterations, additions, improvement or changes for the future.

291 **Alterations and Improvements by Lessee at the end of the lease**

292 Lessee once ending the lease will replace any items broken within the premises including electrical, plumbing and etc. And failing so to do
293 the Lessor (Enterglobe Enterprises LLC) may replace the same and the Lessee will pay the Lessor (Enterglobe Enterprises LLC) the cost and expense
294 thereof upon demand. Lessee will replace all keys lost or broken, and will pay all bills for utilities and services used on said premises. Lessee will
295 keep all elevators, heating, ventilating and air-conditioning (HVAC) equipment, electric wiring, water pipes, water closets, drains sewer lines and
296 other plumbing on said premises in such good order and repair and will do all repairs, modifications and replacements which may be required by
297 applicable laws or ordinances.

298 Mechanics' Liens: Lessee shall have no right, power or authority to enter into any contract or incur any obligations for improvements to the Premises
299 or otherwise, the effect of which is to create a lien or charge upon Lessor's interest, in the Premises or the fee interest therein. Lessee agrees that it will
300 pay or cause to be paid all costs for work done by or for it or caused to be done by or for it on the Premises, and Lessee will keep the Premises free and
301 clear of all mechanics' liens and other liens on account of work done for Lessee or persons claiming through or under it. Lessee agrees to and shall
302 indemnify, defend, save and hold Lessor free and harmless against all liability, loss, damage, costs, attorney's fees and all other expenses on account of
303 claims of liens, whether by suit or otherwise, by contractors, laborers or others claiming to have performed work or furnished materials or supplies for
304 Lessee or persons claiming through or under it. In addition, Lessee shall keep Lessee's leasehold interest in any of the improvements to the Premises
305 which are, or are to become, property of Lessor pursuant to this Lease, free and clear of all liens, attachments, or judgments. If Lessee shall desire to
306 contest any claim of lien, it shall furnish Lessor adequate security of the value or in the amount of the claim.

307 **Compliance with Law**

308 Lessee will comply, at all times and in all respects with all the applicable laws and ordinances relating to nuisance, insofar as the building and
309 premises hereby let, and the streets and highways bounding the same, are concerned, and the Lessee will not be any act, or omission render the Lessor
310 (Enterglobe Enterprises LLC) liable for any violation thereof. Lessee will not commit any waste of property, or permit the same to be done, and will
311 take good care of said building and said premises at all times.

312 All materials used in connection with the alteration or refurbishment of the Premises, including, without limitation, paint, carpet, wall or window
313 coverings, carpet glues, and other chemicals, shall be subject to Lessor's (Enterglobe Enterprises LLC) prior written approval. Any such approval
314 shall not be deemed a representation warranty that the materials so approved are in compliance with laws (including IAQ laws) or that the same do not
315 affect the IAQ in the Premises.

316 Lessor (Enterglobe Enterprises LLC) shall have the right, but not the obligation, at all times during the Lease Term to inspect the Premises and
317 conduct such test and investigations (including, without limitation, a Phase 1 Indoor AIR Quality audit) to evaluate the IAQ in the Premises and / or
318 the [Building/Center]. Landlord's entry may be made at any time either during or after Lessee's business hours.

319 Lessee will cooperate with Lessor (Enterglobe Enterprises LLC) and will at any time, allows Landlord and Lessor's (Enterglobe Enterprises LLC)
320 representatives access to any Lessee's records with respect (Enterglobe Enterprises LLC) to the Premises for environmental inspection purposes.
321 Lessee will make available its personnel to respond to interview questions posed by the Lessor (Enterglobe Enterprises LLC) representatives or an
322 environmental consultant.

323 All costs and expenses relating to monitoring and maintaining suitable IAQ in the building and regularly inspecting, monitoring, maintaining, and
324 repairing the building's HVAC system; hiring outside consultant to investigate and identify the source of any suspected IAQ problem that may be
325 identified; remedying any such problems; modifying, renovating, or encapsulating any portion of the [Building/Center], building systems, or building
326 components reasonably required to continuously an efficiently maintain acceptable IAQ in the [Building/Center], and complying with any and all local,
327 state, and federal laws, rules, regulation or real estate industry standards relating to IAQ shall be included in the CAM cost calculation or as additional
328 rent.

330 This lease is subject and subordinate to all ground and underlying leases plus all present and future mortgages or deeds of trust.

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Public Liability Insurance and Indemnity

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Lessee within thirty days (30) of signing this lease must take out an insurance policy to cover any injuries caused to individuals or damages to personal properties during and after the business hours. A copy of such certificate of Insurance must be submitted to Lessor (Enterglobe Enterprises LLC). Any injuries or damages will be the responsibility of the Lessee, during the entire term of this Lease and to be covered at Lessee's own expense. The Insurance policy must be kept in force by advance payment of premiums, public liability insurance with minimum liability limits of \$500,000.00 for injury to or death to one person and \$1,000,000.00 for injury to or death to more than one person arising out of any one occurrence and for damage to property in the amount of \$100,000.00, insuring Lessee, Lessor (Enterglobe Enterprises LLC), and Lessor's Agents, Servants, and employees (as additional insureds) against any liability that may accrue against them or either of them on account of any occurrences in or about the demised premises during the term or in consequence of Lessee's occupancy thereof and resulting in personal injury or death or property damage. Once the policy is due for renewal, Lessee must pay such costs related to renewals.

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Utility Interruption / Deregulation

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Lessor Is Not Responsible for Interruption of Service. Lessor (Enterglobe Enterprises LLC) shall in no way be liable or responsible for any loss, damage, or expense that Lessee may sustain or incur by reason of any change, failure, interference, disruption, or defect in the supply or character of the electric or water furnished to the Premises, or if the quantity or character supplied or any unsuitability shall constitute an actual or constructive eviction, in the whole or in part, or entitle Lessee to any abatement or diminution of rent, or relieve tenant from any of its obligations under the Lease. Any damages resulting from this paragraph is the responsibility of the Lessee.

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Unless otherwise stated herein, Lessee will be responsible for all utility charges such as water, gas and electric.

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Installation of Telecommunications

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Lessee shall specify in writing to the Lessor (Enterglobe Enterprises LLC), prior to any installation or usage in any manner of the Premises, all the equipment to be installed (including, without limitation, antenna(s), cabling, wiring). Any change in equipment by Tenant shall require the prior written consent of Lessor (Enterglobe Enterprises LLC).

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Lessee may, at its sole expense, make such installations on the premises, however, before making any installations on the Roof Premises, in order to prevent damage to the roof with the enforcement of the warranty of the roof, Lessee agrees to (i) provide Lessor (Enterglobe Enterprises LLC) and Lessor's roofing contractor and/or other designee with Lessee's plans and specifications for any such installation and (ii) obtain Landlord's prior written consent to such installation.

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Lessee at its sole cost and expense shall comply with all applicable laws relating to the Center, to the extent that compliance with same arises out of Lessee's use of the Premises, including without limitation, its installation or operation of the equipment.

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Lessor shall have the right to enter the Premises at any time in the event of any emergency and at all reasonable times upon reasonable notice for the purpose of; (i) inspecting same; (ii) making any repairs to the Premises and performing any work therein as many be necessary, in Lessor's judgment; or (iii) exhibiting the Site for purpose of sale, lease or financing.

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Lessor may, at any time relocate the Lessee's equipment including, without limitation, the antenna and any wiring, to an alternative site (the "Relocation Site") within and/or on top of the [Building/Center] upon [10] days' notice to Lessee.

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Defects in Premises

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Lessor (Enterglobe Enterprises LLC) shall not be liable for any injury or damage caused by, or growing out of, any defect in said building, or its equipment, drains, plumbing, wiring electric equipment or appurtenance, or in said premises, or cause by, or growing out of fire, rain, wind, leaks, seepage or other cause.

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Snow, Ice, Trash

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If the leased premises, or any part thereof, consist of first floor space, adjacent upon the street, or ground adjacent to the street, the Lessee will keep the sidewalk, curb and gutter in front thereof or adjacent thereto clean and free from snow, ice, debris and obstructions and will hold the Lessor (Enterglobe Enterprises LLC) harmless from all damages or claims arising out of the Lessee's failure to so do.

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Acceleration of Rent

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Upon termination, abandonment or breach of this lease and re-entry upon said premises for any one or more of the causes set forth above, or upon termination of this lease or re-entry of said premises, the rents provided for in this lease for the balance of the original rental term, or any renewal term or other extended term, and all other indebtedness to the Lessor (Enterglobe Enterprises LLC) owed by the Lessee, shall be and become immediately due and payable at the option of the Lessor and without regard to whether or not possession of the premises shall have been surrendered to or taken by the Lessor.

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386 **Default; Attorney Fee, Waiver of Exemptions**

387 The Lessee agrees to pay Lessor (Enterglobe Enterprises LLC), or on Lessor's behalf, a reasonable attorney's fee in the event Lessor employs and
388 attorney to collect any rents due hereunder by Lessee, or to protect the interest of Lessor the event the Lessee is adjudged a bankrupt, or legal process
389 is levied upon the goods, furniture, effects or personal property of the Lessee upon the said premises, or report the interest of the Lessee in this lease or
390 in said premises, or in the event the Lessee violates any of the terms, conditions, or covenants on the part of the Lessee herein contained. In order to
391 further secure the prompt payment of said rents, as and when the same mature, and the faithful performance by the Lessee of all and singular the terms,
392 conditions and covenants on the part of the Lessee herein contained, and all damages, and costs that the Lessor (Enterglobe Enterprises LLC) may
393 sustain by reason of the violation of said terms, conditions and covenants, or any of them, the Lessee hereby waives any and all rights to claim
394 personal property as exempt from levy and sale, under the laws of the State.

395
396 **Abandonment / Re-Letting**

397 In the event the Lessee abandons the leased premises before the expiration of the term, whether voluntarily or involuntarily, or violates any of the
398 terms, conditions, or covenants hereof, the Lessor (Enterglobe Enterprises LLC) shall have the privilege, at Lessor's option of re-entering and taking
399 possession of said premises and leasing all or any portion of said premises for such term and for such use deemed as satisfactory to the Lessor
400 applying each month the net proceeds obtained from said leasing to the credit of the Lessee herein, up to the amount due under the terms of this lease
401 and the balance to the Lessor and, said leasing shall not release the Lessee from liability hereunder for the rents reserved for the residue of the term
402 hereof but Lessee shall be responsible each month for the difference, if any, between the net rents obtained from such leasing and the monthly rent
403 reserved hereunder, and said difference shall be payable to the Lessor on the first day of each month for the residue of the term hereof.

404 **Reinstatement**

405 If the lease is terminated by the Lessor (Enterglobe Enterprises LLC) for any reason, including nonpayment of rent, and the Lessee pays the rent,
406 attorneys' fees and other charges and thus makes him / herself current, and/or remains or continues to be in possession of the leased premises or any
407 part thereof, with the Lessor's (Enterglobe Enterprises LLC) consent, this lease will be considered reinstated, and will continue in effect as though it
408 had not been terminated.

409 **Re-Entry, etc., No Bar**

410 No re-entry hereunder shall bar the recovery of rent or damages for the breach of any of the terms, conditions, or covenants on the part of the Lessee
411 herein contained. The receipt of rent after breach or condition broken, or delay on the part of Lessor (Enterglobe Enterprises LLC) to enforce any
412 right hereunder, shall not be deemed a waiver of forfeiture, or a waiver of the right of the Lessor (Enterglobe Enterprises LLC) to annul the lease or to
413 re-enter said premises or to re-let the same, or to accelerate the maturity of the rents hereunder.

414 **Improvements and Additions/Property of Lessor**

415 All improvements and additions to the leased premises shall adhere to the leased premises, and become the property of the Lessor (Enterglobe
416 Enterprises LLC), with the exception of such additions as are usually classed as furniture and trade fixtures; said furniture and trade fixtures are to
417 remain the property of the Lessee, and may be removed by the Lessee two (2) weeks prior to the expiration of this lease, provided all terms, conditions
418 and covenants of within contract have been made complied with by Lessee and provided said Lessee restores the building and premises to its original
419 condition, normal wear and tear excepted.

420 **Transfer or Assignment**

421 Each and every transfer or assignment of this lease, or any interest therein, and each and every sub-letting of said premises, or any part thereof, or any
422 interest therein, shall be null and void, unless the written consent of the Lessor (Enterglobe Enterprises LLC) be first obtained thereto. As a condition
423 precedent to the obtaining of such consent, the assignees or sub-lessee must assume, in writing, all the obligations of the Lessee hereunder, but such
424 assumption shall not operate to release the Lessee from any agreement or understanding on the part of the Lessee expressed or implied in this lease. If
425 a lease assignment or sublease is consummated and approved by Lessor (Enterglobe Enterprises LLC) for this Lessee or any one or more assigns
426 before expiration term of this lease, then the Lessee or his subsequent assigns shall pay a \$ 500 assignment/sublease fee to agent for each and every
427 lease assignment or sublease made.

428 If Lessee is a corporation, the sale or encumbrance of a majority of its outstanding voting stock, the dissolution of Lessee or sale of a major portion of
429 its assets, or a merger or consolidation of Lessee into or with another corporation (by operation of law or otherwise), shall be deemed an assignment of
430 this Lease. If, at any time during the term, Lessor has knowledge that a person, firm or corporation other than Lessee is in possession of the Premises
431 without the written consent of the Lessor, Lessor may, at its option at any time thereafter, by written notice to Lessee, accept and treat such person,
432 firm or corporation in possession as the assignee or sub lessee of Lessee, in which event both Lessee and such assignee or sub lessee shall be obligated
433 to observe and perform all the covenants, conditions, and provisions herein contained binding upon Lessee; provided, however, that nothing herein
434 shall affect Lessor's other remedies for Lessee's default by wrongful assignment or subletting. No assignment or sublease, whether or not consented to
435 by Lessor, shall act to relieve Lessee of the obligations imposed under this Lease.

436 **Bankruptcy – insolvency**

437 Lessee agrees that in the event: (i) all or substantially all of Lessee's assets are placed in the hands of a receiver or trustee and such receivership or
438 trusteeship continues for a period of thirty (30) days; or (ii) Lessee makes an assignment for the benefit of creditors or is finally adjudicated a bankrupt;
439 or (iii) Lessee institutes any proceedings under the Bankruptcy Act as the name now exists or may hereafter be amended, or under any other act
440 relating to the subject of bankruptcy, including but not limited to any proceeding wherein Lessee seeks to be adjudicated a bankrupt or to be
441 discharged of its debts, composition, extension, or reorganization; or (iv) any involuntary proceeding is filed against Lessee under any such
442 bankruptcy Federal laws and such proceeding not be removed within ninety (90) days thereafter; then in any of such events, this Lease and any interest
443 of Lessee in and to the Premises shall not become an asset in any of such proceedings, and in addition to any and all rights or remedies by law
444 provided, the same shall be deemed an event of default under this Lease, and at the option of the Lessor, Lessor may declare the term hereof ended and
445 reenter the Premises and take possession thereof and remove all persons thereon, and Lessee shall have no further claim thereon or hereunder.

449 **Fire & Other Casualty**

450 In the event of the total destruction of, or partial damage to the buildings upon the demised premises by fire or other casualty, Lessor
451 (Enterglobe Enterprises LLC) shall proceed with due diligence and dispatch to repair and restore the buildings to the conditions to which they existed
452 immediately prior to the occurrence of such casualty, at Lessor's (Enterglobe Enterprises LLC) cost and expense, provided such cost does not exceed
453 the proceeds of insurance collected on the buildings, by reason of such casualty, the application of which insurance proceeds are not prohibited, by
454 reason of any mortgage provision, from being used toward the cost of restoration and repairing the same; provided, further, that if the unexpired
455 portion of the term or any extension thereof shall be two (2) years or less of the date of such casualty and the cost of such repair or restoration exceeds
456 twenty percent (20%) of the then replacement value of said damaged leased premises, as estimated by two or more reputable contractors, Lessor may
457 by written notice to the Lessee, within thirty (30) days after the occurrence of such casualty, terminate this lease.

458 If Lessor (Enterglobe Enterprises LLC) exercises the above right to terminate this lease and Lessee elects to exercise an option of renewal privilege
459 which Lessee may have under this lease, which if exercised would extend the unexpired term beyond two (2) years, Lessee may void such above
460 notice of Lessor's right to terminate this lease by exercising such option renewal privilege within such thirty (30) day period. If the insurance proceeds
461 are insufficient to effect such restoration or repairs, Lessor at its option may cancel this lease by written notice to Lessee within thirty (30) days after
462 the occurrence of such casualty.

463 In the event the repairing and restoring of the building cannot be completed within four (4) months after the date of occurrence of such
464 casualty, as estimated by two or more reputable contractors, the Lessee shall have the right to terminate this lease upon given written notice to Lessor
465 (Enterglobe Enterprises LLC) within thirty (30) days from the date of occurrence of said casualty. From the date of such damage or destruction until
466 said building has been substantially repaired or restored, an equitable abatement of rent shall be allowed the Lessee.

467 **Notices and Demands**

468 All notices and demands authorized or required to be given to the Lessee under any provision hereof must be in writing, and may be
469 delivered to the Lessee in person or left on or in the leased premises or shall be conclusively deemed to have been delivered to the Lessee if the same
470 be deposited in the United States mail addressed to the Lessee at the leased premises, with the proper postage affixed thereto. All notices herein
471 authorized are required to be given to the Lessor (Enterglobe Enterprises LLC) may be given by certified mail, addressed to the Lessor (Enterglobe
472 Enterprises LLC) at the address of the Lessor (Enterglobe Enterprises LLC) shown on page 1 of this lease, or in care of the Lessor's rental agent at that
473 time authorized by the Lessor(Enterglobe Enterprises LLC) to service this lease, and said notices must be in writing.

474 **Clean Premises Upon Termination, Etc.**

475 The Lessee hereby agrees that upon the expiration or prior termination of this lease, the Lessee will promptly remove from the leased
476 premises all signs, trash, debris and property of the Lessee, and the Lessee will leave the floors, stairs, passage-ways, elevators and shafts as clean as is
477 possible by means of the use of broom and shovel.

478 **Addendum Clause**

479 This lease consist of nine (9) pages together with an addendum, which is attached hereto, initialed by the parties and incorporated in this
480 lease by reference. In case of conflict between the printed portion of this lease and the addendum, the term of the Addendum shall prevail.

481 **Building Effects**

482 The lease shall be binding upon, and inure to the benefit of, Lessor (Enterglobe Enterprises LLC) and Lessee, their executors, administrators,
483 heirs assigns or successors.

484 **Submission of this instrument for examination or signature by Lessee does not constitute a reservation of or option for lease, and anything**
485 **herein to the contrary notwithstanding, this instrument shall not become effective as a lease or otherwise until execution and delivery by both**
486 **Lessor (Enterglobe Enterprises LLC) and Lessee.**

487 **Hours of operations**

488 Lessee's hours of operations will be: At least 5 days a week, unless otherwise specified here_9 am to 6 pm __Monday to Friday.

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FURTHER TERMS AND CONDITIONS MADE A PART HEREOF

Addendum

- 1) Lessee shall transfer the utilities such as gas, trash and electric to it's name within seven days of signing of this lease.
- 2) Lessor will cover the costs for the Pylon sign and Lessee shall pay for the overhang sign.
- 3) Lessee to obtain a business license and building department clearance (if applicable) within 30 days of signing of this lease and submit it to the lessor.
- 4) Space # ____ is being accepted as is.
- 5) Lessee's hours of operations will be:_____. Such hours of operations can be changed throughout the term of the lease, only if the Lessee has the approval of the Lessor .
- 6)

IN WITNESS WHEREOF, the Lessor (Enterglobe Enterprises LLC) and the Lessee have respectively executed these presents this _____day of _____, 20_____

(Enterglobe Enterprises LLC)

By: _____

It's: _____ Dated: _____

Lessee:

By: _____

It's: _____

Lessee:

By: _____

It's: _____

REVISED 12/28/2009