

COMMERCIAL LEASE AGREEMENT

THIS LEASE AGREEMENT, made this 9th day of MARCH 2021 by and between FIFTY SECOND LLC, a Florida limited liability company (hereinafter called "Landlord") and MINNREG VETERANS ASSOCIATION, INC., a Florida company (hereinafter called "Tenant").

WITNESSETH:

Landlord hereby leases to Tenant, upon the terms and conditions hereinafter set forth, the Premises described in Paragraph Two below.

1. **RECITALS.** The recitals set forth above are in all respects true and correct and are incorporated herein as if fully set forth.
2. **DEMISED PREMISES.** The "Premises" are located in the "Building" located in Landlord's "Park" described in Exhibit A and are shown on Exhibit "B" and deemed to consist of approximately 1,152 square feet. The address of the Premises is: 12467 62nd St, Units 103, Largo, FL 33773. The use and occupation by the Tenant of the Leased Premises shall include the non-exclusive use, in common with others entitled thereto, of the common areas, employees' parking areas, service roads, malls, loading facilities, sidewalks and customer car parking areas as such common areas exist or as such common areas may hereafter be constructed, and other facilities as may be designated from time to time by the Landlord, subject to the terms and conditions of this Lease and to reasonable rules and regulations for the use thereof as prescribed from time to time by the Landlord.
3. **TERM.** The term of this Lease Agreement is for a period of Three (3) years from the date of commencement. The "Commencement Date" shall be the 1st day of April 2021, and the expiration date shall be the 31st day of March 2024. The total monthly rental charges shall begin at the Commencement Date. If the Tenant is permitted by Landlord on the Premises before the Commencement Date the terms of this Lease (except rent) will govern.

Provided this Lease is then in full force and effect and provided Tenant is not in default of this Lease at the time of Tenant's exercise of the renewal option as hereinafter provided or at the time such renewal of this Lease takes effect, and further provided that Tenant has not theretofore been in monetary or material default of any provision of this Lease, Landlord hereby grants to Tenant an option to renew this Lease as to all of the Premises for Two (2) additional Three-Year terms, commencing on the Expiration Date. Tenant may exercise the aforesaid option(s) to renew this Lease only by notifying Landlord in writing of Tenant's exercise of said option to renew not less than three (3) months prior to the Expiration Date. If Tenant does not exercise said option to renew as provided above at least three (3) months prior to the Expiration Date, then Tenant's option(s) to extend the Term shall terminate and be of no further force and effect. The Base Rent during the option(s) period is shown in section 4 below.

4. **BASE RENT:** During the term of this Lease Agreement and any Lease Extension renewal periods as provided within this Lease, the Tenant shall pay to Landlord the monthly minimum rental amounts shown below ("Base Rent"), plus all applicable sales taxes, on the first day of each calendar month, without any demand or set off or deduction. If Commencement Date shall be a date other than the first day of the month, then for that particular month, rent shall be prorated to the first of the month and thereafter shall be due on the first day of each month of the lease term.

Tenant 

Landlord 

Period	From	Through	* Monthly Base Rent
Year 1	04/01/2021	03/31/2022	\$1,300.00
Year 2	04/01/2022	03/31/2023	\$1,326.00
Year 3	04/01/2023	03/31/2024	\$1,359.15
Option Year 1	04/01/2024	03/31/2025	\$1,393.13
Option Year 2	04/01/2025	03/31/2026	\$1,427.96
Option Year 3	04/01/2026	03/31/2027	\$1,463.66
Option Year 4	04/01/2027	03/31/2028	\$1,500.25
Option Year 5	04/01/2028	03/31/2029	\$1,537.75
Option Year 6	04/01/2029	03/31/2030	\$1,576.20
*Plus applicable State Sales Tax			

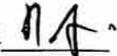
If any Rent payment, including but not limited to Base Rent, is not paid within five (5) calendar days after its due date, Tenant agrees to pay, with said total monthly rent payment due, a late fee equal to ten percent (10%) of the total rent due. It is expressly agreed that there will be no rent refunds of any nature.

In the event the Tenant pays by check which is not honored by the Tenant's bank, and there are insufficient funds, Tenant owes Landlord an additional charge in the amount of Twenty-five dollars (\$25.00) or five percent (5%) of the original check amount, whichever is greater.

5. SECURITY DEPOSIT. At the time of the execution of this Lease Agreement, Tenant shall pay Security Deposit in the sum of \$1300.00 as security for the performance by Tenant of all terms, covenants and conditions of this Lease Agreement. Landlord shall have the right to apply any part of the security deposit to cure any default of the Tenant, including without limitation, surrender of possession of the Premises to Landlord as herein provided and upon default hereunder by Tenant to any loss, damage, or expense occasioned by such default. If application of the security deposit is required to be made by Landlord, Tenant shall, within fifteen (15) days after receipt of demand therefore, deposit with Landlord the amount so applied, in order to restore the security deposit to the original sum deposited under this provision. Tenant shall not be entitled to any interest on the security deposit amount. The security deposit shall be returned to the Tenant at the expiration of the lease term, including any extensions, and less any sums required to enforce the terms of this Lease. In no event shall Tenant be entitled to apply the security deposit towards the rent due under this Lease Agreement. Landlord shall be entitled to co-mingle such deposit with Landlord's own funds and to use such security deposit for such purposes as Landlord may determine.

6. POSSESSION. Prior to the execution of this Lease Agreement, Tenant has been afforded the opportunity to fully and completely examine and inspect the leased Premises and has done so. **Tenant accepts the leased Premises "as is," "where is," and with any and all faults and Landlord neither makes, nor has made any representations or warranties express or implied with respect to the quality, suitability or fitness thereof of the leased Premises of the condition or repair thereof.** The taking of possession of the Premises by Tenant and the commencement of any interior improvements by Tenant shall constitute complete acceptance of the Premises in its then condition. If any municipal agency shall require any modification, alteration, addition or change whatsoever to the leased Premises, including but not limited to, modification, alteration, addition or change whatsoever to the offices, fire walls, warehouse or plumbing then such shall be made at the sole expense of the

Tenant 

Landlord 

Tenant. Tenant agrees to furnish Landlord, at the time of taking possession, such certificates of insurance as required to prove Tenant's compliance with the insurance requirement of this Lease Agreement.

7. USE OF PREMISES. Tenant agrees the Premises will be used and occupied for office and meetings related use and for no other use. Tenant hereby agrees that it, its successors and assigns, shall not permit the use of the Premises for any other use. Tenant will not carry on, nor permit any dangerous or offensive activity so as to create damage to the any of the Park, waste, breach of the peace, nuisance, or, disturbance to other tenants. **Tenant acknowledges that Landlord and Landlord's agent have not made any representation or warranty as to the suitability of the Premises for Tenant's business or use.**

No repair or servicing of any motorized vehicle shall be allowed in the Premises or in any parking or loading areas, roadways, or service areas within the Industrial Park. No vehicle (including equipment, trailers, and machinery) shall be abandoned or disabled or in a state of non-operation or disrepairship upon the Industrial Park, and Tenant shall enforce this restriction against Tenant's employees, agents, and invitees. Landlord shall have the right to cause the offending vehicle to be removed or immobilized. All costs of such removal or immobilization shall be the obligation of the Tenant responsible for such vehicle, within ten (10) days of written notice to Tenant.

8. CARE OF THE PREMISES. Tenant shall commit no acts of waste and shall take good care of the Premises and the fixtures and appurtenances therein, and shall, in the use and occupancy of the Premises, conform to all laws, orders, and regulations of the federal, state and municipal governments and any of their departments. Tenant shall not store any materials outside of the demised Premises except, with the express consent of the Landlord, those hazardous or inflammable materials in approved containers. Tenant shall pay and hold the Landlord harmless from and on account of all claims for occupational licenses, personal property taxes, or other obligations attributable to the operation of the Tenant's business on the Premises. Landlord shall not be liable for damages to Tenant's business on the Premises. Landlord shall not be liable for damages to Tenant's business and/or inventory or for any other claim by Tenant resulting from an interruption of utility services. Landlord has adopted certain rules and regulations governing the use of the Premises and surrounding areas. Those rules and regulations and any violation of any rule or regulation shall be deemed a breach of this Lease Agreement.

Tenant, at its expense, will comply promptly with all statutes, ordinances, rules and regulations, orders and requirements (including the recommendations of fire rating organizations, Tenant's and Landlord's underwriters and insurance companies) and including requirements related to the Americans with Disabilities Act of 1990 (A.D.A.), in effect during the Lease Term regulating the use of the Premises by Tenant. Tenant will not carry on, nor permit any dangerous or offensive activity so as to create damage to the any of the Park, waste, breach of the peace, nuisance, or, disturbance to other tenants.

9. QUIET ENJOYMENT. Provided Tenant has performed all other the terms, covenants, agreements and conditions of this Lease Agreement, including the payment of rent and all other sums due hereunder, Tenant shall peaceably and quietly hold and enjoy the Premises against Landlord and all persons claiming by, through or under Landlord, for the term herein described, subject to the provisions and conditions of this Lease Agreement.

Tenant 

Landlord 

10. FIRE INSURANCE. The Tenant agrees to provide, on or before the Commencement Date and keep in force during the term of this Lease Agreement, insurance coverage on all personal property and fixtures kept on or about the demised Premises against loss or damage by fire and such other risks, but in no event less than \$100,000.00. Certificates of insurance, together with evidence of payment, shall be delivered to the Landlord. Such policy shall contain an undertaking by the insurer to give Landlord not less than ten (10) days written notice of any cancellation or change in scope or amount of coverage of such policy.

11. INCREASE IN FIRE OR CASUALTY INSURANCE PREMIUM. In the event Tenant's occupancy causes any increase of premium for the fire, extended coverage, or any other casualty or liability insurance on the Building, surrounding buildings or industrial complex as a whole or any part thereof, above the rate for the type of occupancy permitted in the leased Premises, Tenant shall pay the additional premiums on the casualty or liability insurance policies by reason thereof. The Tenant shall also pay, in such event, any additional premiums on the rent insurance policy that may be carried by the Landlord for its protection against rent loss through casualty. Bills for such additional premiums shall be due and payable by Tenant when rendered, and the amount thereof shall be paid as additional rent.

12. LIABILITY INSURANCE. Tenant agrees to indemnify and save the Landlord harmless from and against any and all claims, demands, damages, costs and expenses, including reasonable attorney's fees for the defense thereof, for damages or injuries to goods, wares, merchandise and property, and for any personal injury or loss of life in, upon, or about the demised Premises.

The Tenant agrees to provide, on or before Commencement Date and keep in force during the term of this Lease Agreement, a comprehensive liability policy of insurance, insuring the Landlord and Tenant against any liability whatsoever occasioned thereto. Such policy shall provide coverage for bodily injury to or personal injury to or death of any person, or more than one (1) person, or for damage to property in an amount of not less than \$1 million per occurrence or with respect to injuries to or death of any persons, with a General Aggregate limit per location of at least \$1,000,000 together with fire legal liability coverage of not less than \$50,000.00. All such insurance will be written on the most current occurrence ISO Commercial General Liability Form including without limitation, personal injury and contractual liability coverage for the performance by Tenant of the indemnity agreements set forth in this Lease, which insurance shall include a waiver of subrogation rights in favor of Landlord. Said policy shall contain an undertaking by the insurer to give Landlord not less than ten (10) days written notice of any cancellation or change in scope or amount of coverage of such policy. Certificates of insurance for all applicable coverages hereinabove stated, together with evidence of payment therefore, shall be delivered to Landlord. The Landlord shall be named as Additional Insured on all policies issued to satisfy the above requirements. Tenant shall renew said policies not less than thirty (30) days prior to the expiration date thereof from time to time, and furnish said certificates and receipted invoices of payment therefore to Landlord. If Tenant fails to comply with this requirement, Landlord may obtain such insurance and keep same in effect and Tenant shall pay Landlord the cost thereof upon demand as additional rent. Landlord shall be designated in all such policies as an additional insured.

13. INDEMNITY. Tenant covenants that Landlord shall not be liable for any damage or liability of any kind or for any injury to or death of persons or damage to property of Tenant or any other person during the term of this Lease Agreement, from any cause whatsoever, by reason of use, occupancy and

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Landlord 

enjoyment of the leased Premises by Tenant or any person thereon or holding under said Lease Agreement and Tenant will indemnify and save harmless Landlord from all liability whatsoever on account of any such real or claimed damage or injury, and from all liens, claims and demands arising out of the use upon said Premises, but Tenant shall not be liable for damage or injury occasioned by the negligence of Landlord and its designated agents, servants or employees. This obligation of indemnity shall include reasonable legal counsel through appeal and bankruptcy and investigation costs and all other reasonable costs, expenses and liabilities from the first notice that any claim or demand is to be made or may be made.

14. HAZARDOUS ACTIVITIES, ABANDONMENT.

a. Tenant shall not knowingly cause or permit any hazardous material to be brought upon, kept, or used in or about the Premises by Tenant, its agents, employees, contractors or invitees. If the Premises are, through Tenant's fault, contaminated by hazardous materials, then Tenant shall indemnify, defend and hold Landlord harmless from any and all claims, judgments, damages, penalties, fines, costs, liabilities or losses (including without limitation, diminution in value or useable space or of any amenity of the Premises), damages arising from any adverse impact on marketing of space, and sums paid in settlement of claims, attorney's fees, consultant fees and expert fees (including any appeals) which arise during the lease term as a result of any such contamination.

This indemnification by Tenant includes, without limitation, costs incurred in connection with any investigation of site conditions or any clean up, remediation, removal or restoration work required by any federal, state or local government agency or political subdivision because of hazardous material present in the soil or ground water on or under the Premises. Without limiting the foregoing, if the presence of any hazardous material on the Premises is detected, Tenant shall promptly take all actions as its sole expense as are necessary to return the Premises; however, that Landlord's approval of such actions shall first be obtained, which approval shall not be unreasonably withheld, so long as such actions would not potentially have any material effect on the Premises.

Tenant or Tenant's agents, employees, contractors or invitees shall not bring, keep, permit, release or use on the property any hazardous or toxic material, substance or waste that is or becomes regulated by the United States, the state or any local governmental authority or as defined by any federal, state or local law or regulation, unless such materials or substances are necessary to Tenant's business and are used, kept or stored in a manner that complies with all laws regulating such hazardous or toxic materials and substances.

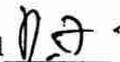
b. Tenant shall not do or suffer anything to be done on the Premises that will increase the rate of fire insurance on adjoining or surrounding buildings or the Park as a whole. Tenant shall not permit the accumulation of waste or refuse matter on the leased Premises or anywhere in or near the Building. Tenant shall not, without first obtaining the written consent of Landlord, abandon the Premises or allow the Premises to become vacant or deserted.

c. All obligations of Tenant under this Section 14 shall survive the expiration or earlier termination of this Lease.

Tenant



Landlord



15. **DAMAGE.** If the leased Premises are damaged or destroyed by fire or casualty, and Landlord does not elect to terminate the Lease Agreement, Landlord shall proceed with reasonable diligence to restore the Premises to their former condition. Tenant agrees that during any period of reconstruction or repair of the demised Premises, it will continue the operation of its business within the demised Premises to the extent practicable. During the period from the occurrence of the casualty until Landlord's repairs are completed, the base rent shall be reduced by the Landlord to such extent as may be fair and reasonable, however, there shall be no abatement of the other charges provided for herein. Landlord hereby retains the right to elect not to restore or rebuild the demised Premises and in such event Landlord may, within a reasonable time, after such casualty give Tenant a notice in writing of such decision. Upon expiration of the fifth (5th) day after such notice is given, Tenant shall vacate the demised Premises and surrender the same to Landlord.

16. **MAINTENANCE AND REPAIRS.** Tenant shall repair any damage to the Premises caused by Tenant or by any of Tenant's employees, agents, customers, invitees or licensees, other than from ordinary wear. Tenant shall maintain, replace and keep the Premises, fixtures and equipment in good and clean order, condition and repair, free of pests including, but not limited to:

- all windows and doors and their fixtures including overhead loading doors,
- pavement under the sole use of Tenant,
- electrical system,
- lighting (interior lighting and sign can lighting (including but not limited to: fixtures, bulbs, ballasts, starters, and diffusers),
- plumbing (including appliances, water heater, and pipes (whether exposed or inside walls, ceiling, or floor) up to the point of entry of the unit
- heating and cooling system and equipment,
- floors,
- interior wall surfaces,
- interior partitions,
- fire extinguishers (including annual inspections and any repairs or replacements), and
- mezzanines.

Tenant will maintain maintenance contracts satisfactory to Landlord covering the heating and cooling systems and equipment and will replace the filters on a regular basis as necessary. Tenant will also maintain and repair Tenant's sign faces in any exterior signage.

Notwithstanding the above, Tenant will only be responsible for the first \$500.00 of repair or replacement expense related to a single HVAC system in a given (12) twelve-month period. If the cost of repair of a single HVAC unit exceeds \$500.00 in a (12) twelve-month period, Landlord will be responsible for the amount above \$500.00. This does not apply to routine maintenance (such as filter replacement and annual cleaning & maintenance), and does not apply to repairs caused by a negligent or willful act of Tenant.

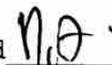
If Tenant refuses or neglects to make repairs and/or refuses to maintain the Premises or any part thereof in a manner reasonably satisfactory to Landlord, Landlord shall have the right, upon giving Tenant reasonable notice of its election to do so, to make such repairs or perform such maintenance on behalf of and for the account of Tenant. In such event, such work shall be paid for by Tenant promptly, upon receipt of a bill therefore. The failure of Tenant to pay for such work shall be deemed a default under this Lease.

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Landlord



At the end of the Term, Tenant will assure that all items it is responsible for maintaining are in good working order including, without limitation, HVAC systems, plumbing systems, water heaters, lighting (including bulbs), and the windows and doors.

Landlord will maintain the following, unless caused by a negligent or willful act of Tenant:

- roof,
- the structural integrity of the exterior walls, structural supports and foundations of the Building;
- the paved areas of the park (except for pavement under Tenant's sole use),
- exterior awnings on the Building,
- exterior lighting,
- exterior signage of the pylon signs at the Park entrances (not including Tenant's sign faces on the pylon signs or individual sign cans, nor the lighting of Tenant's individual sign can).

Landlord may enter the Premises on reasonable notice to carry out its obligations under this Lease and to service, alter and make additions to all systems servicing the Premises, the Building and Industrial Park. Landlord will not unduly interfere with Tenant's operations. Landlord is not liable for any interruption of Tenant's use of the Premises.

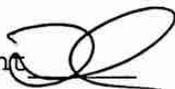
17. ALTERATIONS AND ADDITIONS, REMOVAL OF PROPERTY AND

SURRENDER OF PREMISES. No structural changes, alterations or improvements on the Premises shall be made without Landlord's prior written consent. Landlord may, among other reasonable grounds, condition its consent with any of the following:

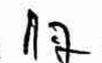
- a. Tenant's agreement to remove any alterations or improvements upon termination, and to restore the Premises to the prior condition.
- b. A lien and completion bond equal to one and one-half times the estimated cost of improvements.
- c. Insurance necessary to protect both parties while work is in progress.
- d. Waivers of Liens from all contractors or sub-contractors involved in the alterations or improvements.

All alterations or modifications made by Tenant to the Premises which are so attached to the Premises that they cannot be removed without material injury to same shall become the property of Landlord upon installation. Further replacements of such improvements shall, upon installation, become the lease property of the Landlord. Not later than the last day of the term, Tenant shall, at Tenant's expense, remove all of Tenant's personal property and those improvements made by Tenant which have not become the property of Landlord, including trade fixtures, cabinetwork, movable paneling, partitions, and the like; unless written consent is sought from and granted by Landlord to allow particular items to remain at the Premises. Tenant shall, at Tenant's expense, repair all injury done by or in connection with the installation or removal of such property and improvements; and surrender the Premises in as good condition as they were at the beginning of the term, reasonable wear and damage by the elements or other cause not due to the misuse or negligence of Tenant or Tenant's agents, employees, visitors, or licensees, excepted. At such time, Landlord shall return without interest, Tenant's security deposit. All property of Tenant remaining on the Premises after the last day of the term of this Lease shall be conclusively deemed abandoned and may be removed by Landlord and Tenant shall reimburse Landlord for the cost of such removal.

Tenant



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Landlord 

Tenant shall surrender the Premises in good, clean condition, after completing all maintenance and replacement which are Tenant's responsibility (including, but not limited to all lights, doors, HVAC, plumbing and other equipment, and patching damaged, stained or marked walls and repainting as necessary). Damage by ordinary wear and tear is excepted to the extent that it is not part of Tenant's obligation to maintain and replace. Extraordinary wear and tear due to Tenant's use of the Premises is the responsibility of Tenant. At such time, Landlord shall return, without interest, Tenant's security deposit. All property of Tenant remaining on the Premises after the last day of the term of this Lease shall be conclusively deemed abandoned and may be removed by Landlord and Tenant shall reimburse Landlord for the cost of such removal. In the event Tenant is permitted to paint any portion of the interior of the Premises, and the paint and color do not match Landlord's specification for such painting, then at the termination of the Lease, Tenant will repaint, at their expense, that portion of the interior to a paint and color of Landlord's specification.

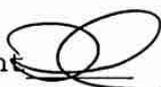
All obligations of Tenant under this Paragraph 17 shall survive the expiration or earlier termination of this Lease.

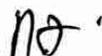
18. RISK OF LOSS. All personal property placed or moved on to the Premises shall be at the risk of the Tenant. The Landlord shall not be responsible or liable to the Tenant for any loss or damage that may be occasioned by or through the act or omission of persons occupying adjoining Premises or any part of the Premises adjacent to or connected with the Premises hereby leased or any part of the Building of which the leased Premises are a part for any loss or damage resulting to the Tenant or its property from any cause including, without limitation, loss or damage from bursting, stopped up or leaking water, gas, sewer or steam pipes. Landlord shall not be liable to Tenant for any interruption of business or loss of income.

It is expressly agreed between the parties that the Landlord will not be liable to the Tenant for any damage or injury which may be sustained by the Tenant or those claiming through Tenant as a result of leaks in the roof, foundation or outside walls.

19. SIGNAGE AND ALTERATIONS. Tenant's exterior signage is limited to a single sign can (sign can refers to the sign retainer box or cabinet) located near Premises entrance which will be similar in size and appearance to the existing sign cans. Tenant will comply with all ordinances and regulations concerning the use of such signage. Tenant will not replace the existing sign can or place any other signage exterior to the Premises, visible from the exterior of the Premises, in the Park, or in the vicinity of the Park entrances without prior written approval of Landlord. Landlord may withhold such approval at its sole discretion. In the event Landlord does grant approval for Tenant to place such signage or replace the existing sign can, Tenant will comply with all governmental codes and regulatory requirements. Maintenance of any such signage will be Tenant's sole responsibility. At the end of its tenancy, Tenant will remove any such signage, repair any damage caused by such removal, and replace the can with a new sign can similar in size and appearance to the sign can previously removed. In the event Tenant uses one of the existing sign cans on the Building or at the entrance to the Park, at the end of the lease term Tenant will remove their sign face and leave a new blank pan-face sign in the can. In the event Tenant does not remove their sign and leave a new blank pan-face sign in the sign can, Tenant shall pay Landlord a sign replacement fee in the amount of \$650.

Tenant shall not make any structural or exterior alterations or additions to or upon said Premises. However, Tenant shall have the right to make non-structural interior alterations and repairs as long as such alterations conform to Tenant's permitted use of the Premises subject to Paragraph 17 above, and with Landlord's prior written consent.

Tenant 

Landlord 

20. UTILITY SERVICES. Water, sewer and trash removal are provided by Landlord. In the event Tenant creates excessive or unreasonable trash or garbage removal needs, then upon Landlord's request, Tenant shall provide and pay for its own dumpster. Landlord shall cause all other utilities to be separately metered to the Premises and Tenant shall keep the same free and clear of any liens or encumbrance of any kind whatsoever created by Tenant's acts or omissions. During the term of the Lease, Tenant will not allow the electric power to be turned off to the Premises.

21. ASSIGNMENT AND SUBLETTING. The Tenant shall not assign this Lease nor sublet the demised Premises, in whole or in part, without prior written consent of the Landlord. Tenant will reimburse Landlord for any legal or other costs incurred by Landlord in considering such consent. Such reimbursement shall be considered rent. If, with the consent of Landlord, this Lease is assigned or the demised Premises or any part thereof is sublet or occupied by any person other than Tenant, Landlord may, after default by Tenant, collect rent from the assignee, subtenant or occupant and apply the net amount collected to the rent herein reserved, but no such assignment, subletting, occupancy or collection shall be deemed to relieve Tenant of any of its obligations hereunder nor be deemed a waiver of this release of Tenant from the further performance of the terms of this Lease. The consent by Landlord to an assignment or subletting shall not in any way be construed to relieve Tenant or any other tenant or occupant of the demised Premises from obtaining the express written consent of the Landlord to any further assignment or subletting. Landlord shall have the right to assign this Lease without the consent of Tenant and thereafter Landlord shall have no liability hereunder.

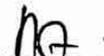
22. ESTOPPEL CERTIFICATE. Landlord shall have the absolute right to mortgage and/or sell the Property or the Leased Premises at any time during the Term of this Lease. Within ten (10) days after request therefore by Landlord, Tenant shall deliver in recordable form a certification to any proposed lender or purchaser certifying that this Lease is in full force and effect, listing the pertinent terms of the Lease and that there are no defenses or offsets thereto, or stating in particular those claimed by Tenant. Tenant's rights shall be subject and subordinate to any bona fide mortgage or deed to secure debt which is now, or may hereafter be, placed upon the premises by Landlord. In the event that Landlord should seek to finance the Property then Tenant shall, upon request of Landlord, execute and deliver to Landlord's lender a Subordination, Non-Disturbance and Attornment Agreement in the form reasonably requested by such lender including, but not limited to, a statement in writing (i) certifying that this Lease is unmodified and in full force and effect (or, if modified, stating the nature of such modification and certifying that this Lease, as so modified, is in full force and effect) and the date to which the rent and other charges are paid in advance, if applicable, and (ii) acknowledging that there are not, to Tenant's knowledge, any uncured defaults on the part of Landlord hereunder, or specifying such defaults if any are claimed. Any such statement may be conclusively relied upon by any purchaser or encumbrancer of the Property.

23. SUBORDINATION OF LEASE. This Lease shall be subject and subordinate to all mortgages that may now or hereinafter be granted by Landlord on the real property of which the Premises for a part, and also to all renewals, modifications, consolidations and replacements of such mortgages. Tenant hereby irrevocably appoints Landlord attorney-in-fact, to execute and deliver any such instrument for Tenant.

24. MECHANICS' LIENS. The interest of the landlord in the Premises shall not be subject in any way to any liens, including construction liens, for improvement to or other work performed with respect to the Premises, Building or industrial Park by or on behalf of Tenant. Tenant shall have no power or

Tenant 

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Landlord 

authority to create any lien or permit any lien to attach to the present estate, reversion, or other estate of contractors, artisans, and other parties contracting with tenant or its representatives or privities are charged with notice that they must look to the tenant to secure payment of any bill for work done or material furnished or for any other purpose during the leased term. The following provisions were made with express reference to §713.10, Florida Statutes (1995).

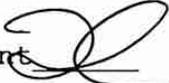
25. RIGHT OF ENTRY. The Landlord and its representatives may enter the demised Premises but shall not be obligated to, at any reasonable time with reasonable notice, for the purpose of inspecting the Premises; making repairs, additions or alterations; performing any work which the Landlord elects to undertake made necessary by reason of the Tenant's default under the terms of this Lease; exhibiting the demised Premises for sale, lease or mortgage financing; or posting notices of non-responsibility under any mechanics' lien law. During the final two months of the lease term, or at any time in the case of a month-to-month tenancy, Landlord and its representatives may enter the demised Premises without notice to exhibit the Premises for sale or lease.

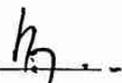
26. WAIVER OF SUBROGATION. Tenant releases and waives any claim or right of recovery against Landlord, its agents, subsidiaries and affiliated corporations for any loss resulting from causes covered by insurance and shall procure a waiver of subrogation on the part of the insurer against Landlord by an endorsement to all insurance policies whereby the insurer recognizes that the insured has waived any right to recovery from Landlord, its agents, subsidiaries and affiliated corporations. A copy of such endorsement shall be deposited with Landlord.

27. CONDEMNATION. If the demised Premises, or any part thereof, is taken by eminent domain, this Lease shall expire on the date when the demised Premises shall be so taken and the rent shall be apportioned as of that date. No part of any award shall belong to the Tenant and Tenant hereby waives its right to participate in any condemnation or eminent domain proceeding, at law or equity.

28. OBSERVANCE OF LAWS AND ORDINANCES. Tenant agrees to observe, comply with and execute promptly, at its expense during the term hereof, all laws, rules, requirements, orders, directives, codes, ordinances, and regulations of any and all governmental authorities and agencies, whether federal, state, city, county, municipal or other, and of insurance carriers or rating organizations which relate to its use or occupancy of the Premises. Tenant agrees to observe, comply with and execute promptly, at its expense during the term hereof, all deed restrictions or restrictive covenants legally applicable to the Premises, Building, or Park including without limitation those covenants and restrictions imposed by property owners associations and commercial park associations. In addition, the Tenant agrees to abide by all Rules and Regulations promulgated from time to time by the Landlord for the demised Premises and the breach of any such Rule or Regulation shall be deemed a default under this Lease. In addition, to any other indemnities to Landlord specifically provided in this Lease, Tenant shall indemnify and save harmless Landlord against and from any liabilities, suits, obligations, fines, damages, penalties, claims, costs, charges and expenses including reasonable architects and attorneys fees by or on behalf of any person which may be imposed upon or incurred by or asserted against Tenant or any of Tenant's agents, contractors, servants, employees, licensees or invitees. The provisions of this article and the provisions of all other indemnity provisions elsewhere contained in this Lease shall survive the expiration or earlier termination of this Lease.

29. CONSTRUCTIVE EVICTION. Tenant shall not be entitled to claim a constructive eviction for any cause, unless Tenant shall have first notified Landlord in writing, by registered mail, return receipt

Tenant 

Landlord 

requested, of the condition or conditions giving rise to such claim and, if the complaint be justified, unless Landlord shall have failed within a reasonable time after receipt of such notice to commence remedying such conditions.

30. GRANT OF SECURITY INTEREST. In consideration of the mutual promises and covenants herein and to secure damages for nonpayment of rent, breach of lease, and any other damages to which Landlord is lawfully entitled, Tenant does hereby grant to Landlord a security interest in all furniture, fixtures, goods, inventory, and all other tangible property located at the demised Premises. Tenant also agrees to execute any and all documents requested by Landlord necessary to evidence or perfect this security interest, and further agrees that this Lease, or memorandum thereof, may be recorded to evidence this interest. Additionally, in the event of default, Tenant agrees that it will not remove any of the foregoing items from the Premises, without Landlord's consent and that Landlord shall, without notice to Tenant, under the posting of a minimal bond, have the right to injunctive relief or appointment of a receiver to preserve or protect the security interest granted herein. The remedies set forth above shall be in addition to and cumulative of any other remedies available to Landlord under applicable law.

31. RADON GAS. Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from the Pinellas County public health unit.

32. ENVIRONMENTAL ACTIVITY. Tenant agrees not to store in, on or outside of the Leased Premises, any hazardous materials of any type, as defined by any local, state or federal agency or any other toxic, corrosive, reactive, or ignitable material (collectively, "Hazardous Materials") without first obtaining in each case all governmental approvals and permits required for such storage. Tenant agrees to document all hazardous waste disposal, if any, by one of the following types of documentation: a hazardous waste manifest; a bill of lading from a bonded hazardous substance transporter showing shipment of a licensed hazardous waste facility; or a confirmation of receipt of materials from a recycle or waste exchange operation, or other permitted hazardous waste management facility and to keep the same on file for no less than five years following the Lease Expiration Date hereof. Tenant agrees not to generate hazardous effluents. Notwithstanding the foregoing, Tenant shall not be liable to Landlord for any damage arising in connection with Hazardous Materials out of the tenancy and occupation of Landlord, any prior tenant in the Leased Premises, or any third party.

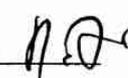
33. DEFAULT.

- a. It is a default under this Lease if any of the following "Events of Default" happens:
- i. if any Rent is not paid when due and default continues for a period of 5 days; or
 - ii. if the provisions of Section 15(a) are not fully complied with; or
 - iii. if Tenant vacates or abandons the Premises or fails to open on or about the Commencement Date and thereafter actively and continuously conduct its business; or
 - iv. if Tenant defaults under any of the terms of this Lease other than those in 34(a)(i), and 34(a)(ii), and default continues for fifteen (15) days after written notice (except if default

Tenant



Landlord



cannot be completely cured within fifteen (15) days, it will not be an Event of Default if Tenant starts to cure within the fifteen (15) day period, and in good faith continually proceeds to remedy the default but in no event shall the cure exceed thirty (30) days in total); or

- v. Tenant shall repeatedly default in the timely payment of Rent or any other charges required to be paid, or shall repeatedly default in keeping, observing or performing any other covenant, agreement, condition or provision of this Lease, whether or not Tenant shall timely cure any such payment or other default. For the purposes of this subsection, the occurrence of similar defaults three (3) times during any twelve (12) month period shall constitute a repeated default.
- vi. Any notice periods provided for under this Section 32.a. shall run concurrently with any statutory notice periods and any notice given hereunder may be given simultaneously with or incorporated into any such statutory notice.

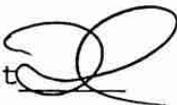
b. If any one or more events of default set forth in this section occurs then Landlord has the right, at its election:

- i. to give Tenant written notice of Landlord's intention to terminate this Lease on the earliest date permitted by law or on any later date specified in such notice, in which case Tenant's right to possession of the Premises will cease and this Lease will be terminated, except as to Tenant's liability, as if the expiration of the term fixed in such notice were the end of the term; or
- ii. Landlord may immediately terminate this Lease and avail itself of all remedies contained herein.

Should Landlord elect to take possession pursuant to legal proceedings as herein provided, or take possession for the account of Tenant, and relet said Premises or any part thereof for such term and at such rental and terms as Landlord may deem advisable, upon each such reletting, all rentals received by Landlord from such reletting shall be applied, first to the payment of any indebtedness other than rent due hereunder from Tenant to Landlord; second, to the payment of any costs and expenses of such reletting, including brokerage fees and attorney's fees and costs, and costs of such alterations and repairs; third, to the payment of rent due and unpaid hereunder, and the residue, if any, shall be held by Landlord and applied in payment of future rent as the same may become due and payable hereunder. No such re-entry or taking possession of said Premises by Landlord shall be construed as an election on its part to terminate this Lease and retake possession for itself unless a written notice of such intention is given to Tenant.

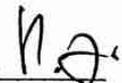
Should Landlord at any time terminate this Lease for any breach, in addition to any other remedies it may have, it may recover from Tenant all damages it may incur by reason of such breach, including the cost of recovering the leased Premises, reasonable attorney's fees through appeal and bankruptcy, and including the value at the time of such termination, of the excess, if any, of the amount of rent and charges equivalent to rent reserved in this Lease for the remainder of the stated term. In case suit shall be brought for recovery of possession of the leased Premises, for the recovery of rent or any other amount due under the provisions of this Lease, or because of breach of any other covenant herein contained on the part of the Tenant to be kept or performed, and a breach shall be established, Tenant shall pay to Landlord all expenses incurred therefore, including a reasonable attorney's fee and costs through appeal and bankruptcy.

Tenant



Page 12 of 20

Landlord



34. ATTORNEY'S FEES. In the event that at any time in connection with the enforcement of the parties' rights hereunder, of warranties contained herein or the performance required herein in the event of litigation, judicial or quasi-judicial process, the prevailing party shall be entitled to payment of all costs and attorney's fees, whether incurred in or out of court, on appeal, in negotiation, arbitration, in bankruptcy court or otherwise.

35. BROKER. Landlord and Tenant here acknowledge that no real estate broker was involved in this Lease and that no fees or commissions are due to any Tenant broker in connection with the execution of this Lease.

36. ENTIRE AGREEMENT. This memorandum constitutes the entire agreement between the parties. Any supplemental memoranda or modification must be in writing, signed by the parties hereto and acknowledged.

37. AUTHORITY TO EXECUTE. Landlord and Tenant do each hereby respectively represent to the other that it has the capacity and authority to enter into this agreement.

38. INTERPRETATION. If any provisions of the Lease are contrary to the laws of the State of Florida, each provision shall be deemed stricken herefrom and the balance of this Lease shall remain fully in effect. If there is more than one Landlord or Tenant, they shall be bound jointly and severally. The terms "Landlord" and "Tenant" and pronouns referring thereto shall be deemed to include their respective heirs, executors, administrators, successors, and assigns without regard to gender or number, wherever the context so permits. The captions of each article are used for convenience only and are not to be considered a part of this agreement nor used in interpreting it.

39. NOTICE.

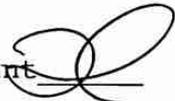
LANDLORD: Fifty Second LLC
PO Box 7407, Clearwater, FL 33765

TENANT: Minnreg Veterans Association, Inc.
12467 62nd St N, Suite 103, Largo, FL 33773

Any notice which is to be given to either party hereunder shall be deemed sufficiently given if sent by certified mail, return receipt requested, postage prepaid, or by hand delivery, to such party at its address appearing above in writing. Any notice given to Tenant shall also be given to any assignee or sub Tenant and all notices to any assignee or sub Tenant or Tenant shall also be sent to Tenant.

40. JURY TRIAL. Both parties hereby waive the right to a trial by jury in connection with any litigation arising out of this Lease.

41. MISCELLANEOUS. (a) It is understood and agreed between the parties hereto that time is of the essence of this contract and this applies to all terms and conditions herein. (b) The rights of the Landlord under the foregoing shall be cumulative, and failure on the part of the Landlord to exercise promptly any rights given hereunder shall not operate to forfeit any of said rights. (c) Survival of Obligations: Any obligations of Tenant accruing prior to the date of the expiration or earlier termination of this Lease, or if Tenant continues to occupy the Premises after the expiration or earlier termination of

Tenant 

Landlord 

this Lease, on the date Tenant completely vacates the Premises shall survive the same, and Tenant shall promptly perform all such obligations whether or not this Lease has expired or been terminated.

42. HOLDING OVER. This Lease and the tenancy hereby created shall cease and terminate at the end of the original term hereof, or any extension or renewal thereof, without the necessity of any notice from either Landlord or Tenant to terminate the same, and Tenant hereby waives notice to vacate the demised premises and agrees that the Landlord shall be entitled to the benefit of all provisions of law respecting the summary recovery of possession of the demised premises from a Tenant holding over to the same extent as if statutory notice had been given.

Tenant shall pay Monthly Base Rent due hereunder in an amount which is 200% of the Monthly Base Rent then in effect for each month or portion of a month Tenant holds over.

43. LANDLORD DEFAULT. Landlord shall be in default under this Lease if Landlord has not commenced and pursued with reasonable diligence the cure of any failure of Landlord to meet its obligations under this Lease within thirty (30) days of the receipt by Landlord of written notice from Tenant of the alleged failure to perform. Notwithstanding anything in this Lease to the contrary, except for liabilities arising from Landlord's gross negligence or intentional misconduct, Landlord shall never be liable to Tenant in the event of a default by Landlord or otherwise under any provision of this Lease for any loss of business or profits or other direct, special, incidental, indirect or consequential damages or for punitive or special damages of any kind. None of Landlord's officers, employees, agents, directors, shareholders, or partners shall ever have any personal liability to Tenant under or in connection with this Lease, Tenant shall look solely to Landlord's estate and interest in the Building for the satisfaction of any right or remedy of Tenant under this Lease, or for the collection of any judgment (or other judicial process) requiring the payment of money by Landlord. Except as specifically provided in this Lease or in the case of Landlord's gross negligence or intentional misconduct, Tenant expressly, knowingly, and voluntarily waives any right, claim, or remedy otherwise available to Tenant to terminate or rescind this Lease as a result of Landlord's default as to any covenant or agreement contained in this Lease or as a result of the breach of any promise or inducement allegedly made on behalf of Landlord, whether in this Lease or elsewhere. No act or omission of Landlord or its agents shall constitute an actual or constructive eviction of Tenant unless Landlord shall have first received written notice of Tenant's claim and shall have failed to cure it after having been afforded a reasonable time to do so, which in no event shall be less than thirty (30) days.

44. RECORDING. This Agreement shall not be recorded.

45. COMMON AREAS. Without advance notice to Tenant, except with respect to matters covered by subsection (a) below, and without any liability to Tenant in any respect, Landlord will have the right to:

a. establish and enforce reasonable rules and regulations concerning the maintenance, management, use and operation of the Common Areas and the Premises;

b. close off any of the Common Areas to whatever extent required in the opinion of Landlord and its counsel to prevent a dedication of any of the Common Areas or the accrual of any rights by any person or the public to the Common Areas, provided such closure does not deprive Tenant of the substantial benefit and enjoyment of the Premises;

c. temporarily close any of the Common Areas for maintenance, alteration, or improvement purposes;

Tenant



Landlord



d. select, appoint, or contract with any person for the purpose of operating and maintaining the Common Areas, subject to such terms and at such rates as Landlord deems reasonable and proper;

e. change the size, use, shape, or nature of any such Common Areas, provided such change does not deprive Tenant of the substantial benefit and enjoyment of the Premises. So long as Tenant is not thus deprived of the substantial use and benefit of the Premises, Landlord will also have the right at any time to change the arrangement or location of, or both, or to regulate or eliminate the use of, any concourse, parking spaces, garage, or any elevators, stairs, toilets, or other public conveniences in the Park, without incurring any liability to Tenant or entitling Tenant to any abatement of rent, and such action will not constitute an actual or constructive eviction of Tenant; and

f. erect one or more additional buildings on the Common Areas, expand the existing Park to cover a portion of the Common Areas, convert Common Areas to a portion of the Park, or convert any portion of the Park to Common Areas. Upon erection or change of location of the buildings, the portion of the Park upon which buildings or structures have been erected will no longer be deemed to be a part of the Common Areas. In the event of any such changes in the size or use of the Park or Common Areas, Landlord will make an appropriate adjustment in the leasable area of the Park and in Tenant's pro rata share payable pursuant to this Lease.

46. THIS COMMERCIAL LEASE AGREEMENT, upon full execution and as of the date of the Commencement Date noted on page 1, shall supersede and replace any and all previous agreements, written or verbal, between the Landlord and the Tenant.

47. COUNTERPARTS. This Agreement may be executed in counterparts, each of which shall constitute an original and all of which together shall constitute one and the same document.

48. OFAC COMPLIANCE.

a. Tenant represents and warrants that (i) Tenant and each person or entity owning an interest in Tenant is (y) not currently identified on the Specially Designated Nationals and Blocked Persons List maintained by the Office of Foreign Assets Control, Department of the Treasury ("OFAC") and/or on any other similar list maintained by OFAC pursuant to any authorizing statute, executive order or regulation (collectively, the "List"), and (z) not a person or entity with whom a citizen of the United States is prohibited to engage in transactions by any trade embargo, economic sanction, or other prohibition of United States law, regulation, or Executive Order of the President of the United States, (ii) none of the funds or other assets of Tenant constitute property of, or are beneficially owned, directly or indirectly, by any Embargoed Person (as hereinafter defined), (iii) no Embargoed Person has any interest of any nature whatsoever in Tenant (whether directly or indirectly), (iv) none of the funds of Tenant have been derived from any unlawful activity with the result that the investment in Tenant is prohibited by law or that the Lease is in violation of law, and (v) Tenant has implemented procedures, and will consistently apply those procedures, to ensure the foregoing representations and warranties remain true and correct at all times. The term "Embargoed Person" means any person, entity or government subject to trade restrictions under U.S. law, including but not limited to, the International Emergency Economic Powers Act, 50 U.S.C. §1701 *et seq.*, The Trading with the Enemy Act, 50 U.S.C. App. 1 *et seq.*, and any Executive Orders or regulations promulgated thereunder with the result that the investment in Tenant is prohibited by law or Tenant is in violation of law.

b. Tenant covenants and agrees (i) to comply with all requirements of law relating to

Tenant



Landlord



money laundering, anti-terrorism, trade embargos and economic sanctions, now or hereafter in effect, (ii) to immediately notify Landlord in writing if any of the representations, warranties or covenants set forth in this paragraph or the preceding paragraph are no longer true or have been breached or if Tenant has a reasonable basis to believe that they may no longer be true or have been breached, (iii) not to use funds from any "Prohibited Person" (as such term is defined in the September 24, 2001 Executive Order Blocking Property and Prohibiting Transactions With Persons Who Commit, Threaten to Commit, or Support Terrorism) to make any payment due to Landlord under the Lease and (iv) at the request of Landlord, to provide such information as may be requested by Landlord to determine Tenant's compliance with the terms hereof.

c. Tenant hereby acknowledges and agrees that Tenant's inclusion on the List at any time during the Lease Term shall be a material default of the Lease. Notwithstanding anything herein to the contrary, Tenant shall not permit the Premises or any portion thereof to be used or occupied by any person or entity on the List or by any Embargoed Person (on a permanent, temporary or transient basis), and any such use or occupancy of the Premises by any such person or entity shall be a material default of the Lease.

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LANDLORD AND TENANT HAVE CAREFULLY READ AND REVIEWED THIS LEASE AND EACH TERM AND PROVISION CONTAINED HEREIN AND, BY EXECUTION OF THIS LEASE, SHOW THEIR INFORMED AND VOLUNTARY CONSENT THERETO. THE PARTIES HEREBY AGREE THAT, AT THE TIME THIS LEASE IS EXECUTED, THE TERMS OF THIS LEASE ARE COMMERCIALY REASONABLE AND EFFECTUATE THE INTENT AND PURPOSE OF LANDLORD AND TENANT WITH RESPECT TO THE PROPERTY.

IN WITNESS WHEREOF, the parties hereto have executed this instrument this day and year set forth below.

Tenant



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Landlord



Tenant's Witnesses:



David Mott

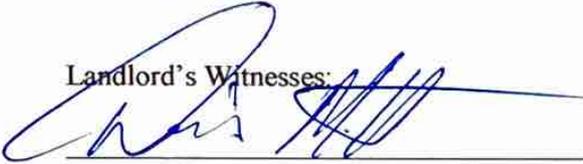
Print Name and Sign Above



Pierre Goris

Print Name and Sign Above

Landlord's Witnesses:



David Mott

Print Name and Sign Above

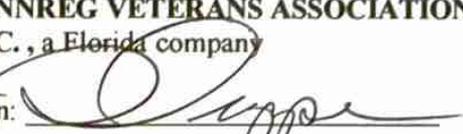


Pierre Goris

Print Name and Sign Above

TENANT:

MINNREG VETERANS ASSOCIATION
INC., a Florida company

Sign: 

Name: THOMAS DUPPER

Its: PRESIDENT

Date: 3/9/2021

LANDLORD:

FIFTY SECOND LLC, a
Florida limited liability company

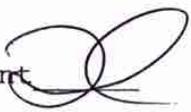
Sign: 

Name: DUGGAN FESULLO

Its: MANAGER

Date: 3/9/2021

Tenant



Landlord

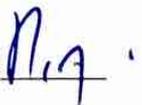


Exhibit A
Legal Description of Landlord's Park

Parcel I:

The portion of Lot 6, and Lot 7 in the Southeast 1/4 of Section 8, Township 30 South, Range 16 East, as shown by Plat of PINELLAS GROVES, INC., as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, more particularly described as follows:

From the Northwest corner of the Southeast 1/4 of Section 8, Township 30 South, Range 16 East as a Point of Reference; thence S. 00°04'07" E. Along the North/South centerline of said Section 8, said line also being the centerline of 62nd Street North (C.R. 144-A 100' R.W.), 443.41 feet; thence leaving said line S. 89°48'49" E., 50.00 feet to the East right-of-way line of 62nd Street North for a Point of Beginning; thence continue S. 89°48'49" E., 610.00 feet; thence S. 00°02'43" E., along the East line of the aforementioned Lots 6 and 7, 260.00 feet; thence leaving said line N. 89°48'49" W., 609.55 feet to a Point on the Easterly right-of-way line of aforementioned 62nd Street North; thence N. 00°04'07" W., along said line 260.00 feet to the Point of Beginning; TOGETHER WITH those certain easements as set forth in instrument recorded in Official Records Book 7037, Page 78.

And Also

Parcel II:

A non-exclusive easement for ingress, egress and vehicular driveway purposes upon, over and along, the following described strip or parcel of land, to wit:

That part of Lot 6 in the Southeast 1/4 of Section 8, Township 30 South, Range 16 East, Pinellas County, Florida shown by Plat of PINELLAS GROVES, INC., recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, more particularly described as follows:

From the Center of Section 8, Township 30 South, Range 16 East, Pinellas County, Florida as a Point of Reference; thence S. 00°04'07" E., along the North/South centerline of said Section, 130.00 feet to a point on the South right-of-way line of 126th Avenue North extended; thence along said right-of-way line by the following three calls: 1) S. 89°46'45" E., 519.65 feet; 2) S. 00°13'15" W., 10.04 feet; 3) S. 88°33'59" E., 26.81 feet to the Point of Beginning; thence continue S. 88°33'59" E., 36.24 feet; thence leaving said right-of-way line S. 00°01'03" W., 105.30 feet; thence S. 04°50'58" W., 175.80 feet; thence S. 06°43'25" W., 21.30 feet; thence N. 89°48'49" W., 14.40 feet to a point on a curve; thence along the arc of a curve to the left, radius 16.00 feet, arc 11.88, chord N. 07°52'49" E. 11.60 feet to a point; thence N. 00°01'03" E., 274.33 feet; thence N. 20°09'31" W., 17.74 feet to the Point of Beginning.

And Also

Parcel III:

That part of Lot 6 in the Southeast 1/4 of Section 8, Township 30 South, Range 16 East, shown by Plat of PINELLAS GROVES, INC., recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, described as follows:

From the center of Section 8, Township 30 South, Range 16 East, Pinellas County, Florida, run S. 00°04'07" E., 130.00 feet; thence S. 89°46'45" E., 72.00 feet to a point on the South right-of-way line of 126th Avenue North; thence continue along said right-of-way line by the following three calls: S. 89°46'45" E., 447.65 feet; thence S. 00°13'15" W., 10.04 feet; thence S. 88°33'59" E., 20.31 feet for a Point of Beginning; thence continue S. 83°33'59" E., 120.04 feet to a point of intersection between said South right-of-way line of 126th Avenue North and the East boundary line of said Lot 6; thence continue along the East boundary line of said Lot 6, S.00°02'43" E., 300.00 feet; thence N. 89°48'46" W., 120.00 feet; thence N. 00°02'43" W., 302.61 feet to the Point of Beginning.

LESS THE FOLLOWING:

Commence from the center of Section 8, Township 30 South Range 16 East, Pinellas County, Florida, as a point of reference; thence S. 00°04'07" E., for 130.00 feet along the North-South centerline of said Section to a point in the South right-of-way line of 126th Avenue North extended; thence along said right-of-way line of 126th Avenue North extended: 1) S. 89°46'45" E., for 519.85 feet; 2) S. 00°13'15" W., for 10.04 feet; 3) S. 88°33'59" E., for 140.35 feet to a point on the East line of aforementioned Lot 6; thence S. 00°02'43" E., along said line, 138.27 feet to the Point of Beginning; thence continue S. 00°02'43" E., for 151.11 feet; thence leaving said line N. 89°64'04" W., for 84.22 feet; thence N. 00°26'37" E., for 152.14 feet; thence S. 89°11'23" E., for 82.93 feet to the Point of Beginning.

AND FURTHER EXCEPTING FROM PARCEL III any portion as contained in Deed recorded in Official Records Book 7037, page 93, public records of Pinellas County, Florida.

Tenant

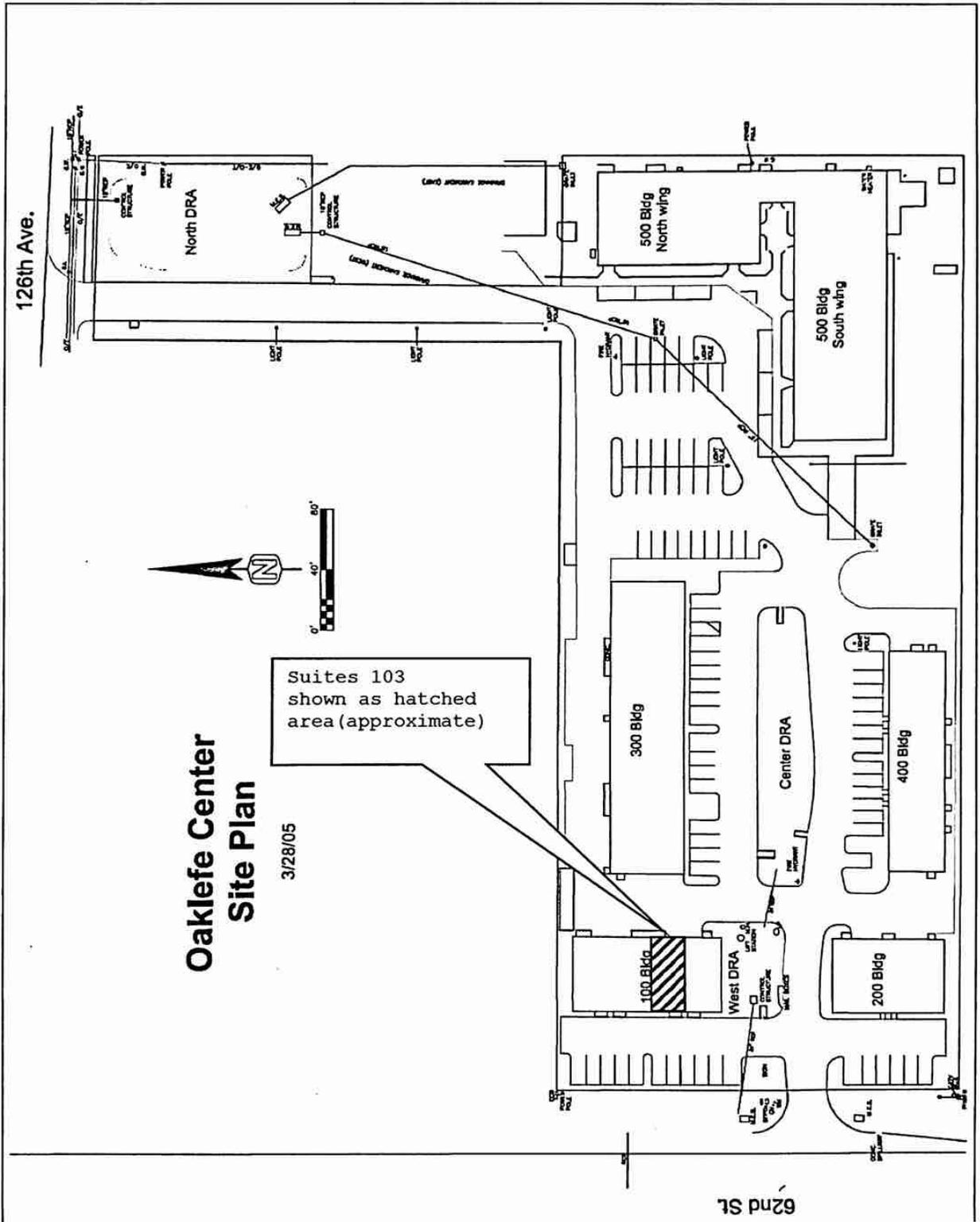


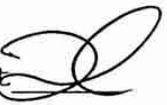
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Landlord



Exhibit B - Plan of the Premises



Tenant 

Landlord 

**RULES AND REGULATIONS FOR ALL TENANTS
STRICTLY ENFORCED AND PART OF THIS LEASE AGREEMENT**

1. All personal property of Tenant shall be kept inside the Premises and all work shall be performed within the Building.
2. No vehicle of any kind whatsoever shall be permitted inside the Building. No vehicle maintenance of any kind shall be permitted in the Park or Premises.
3. No outside boat storage, recreational vehicles, vehicles without license tags, or unsightly utility trailers shall be permitted on the Premises. Tenant authorizes Landlord to have this property removed from the Premises at the sole discretion of the Landlord. Any cost is to be borne by the Tenant.
4. No semi-truck or any type of delivery vehicle shall be parked at the property, except while loading or unloading.
5. No vehicles including trucks making deliveries to the Premises shall be left with their engines running creating noise and odor pollution.
6. Only 1 company vehicle per 1,100 sq.ft. of rented space, can be parked overnight.
7. The outside of the Building shall be kept free of trash and in a clean and orderly manner.
8. All debris, trash and materials to be discarded shall be placed inside the dumpster, not on the ground. Tenants will use only their assigned dumpster. In the event the dumpster is full, materials to be discarded will be kept inside Tenant's Premises until the dumpster is emptied. All cardboard boxes shall be broken down before being placed inside the dumpster. In the event Tenant has an unusually large amount of trash to dispose of, they will contract directly with a refuse hauler to remove it.
9. No oil, gasoline, kerosene or other petrochemicals shall be poured in the sewer system or catch basins.
10. The plumbing system is not designed for the disposal of paper towels, metal and plastic objects and other miscellaneous materials. Tenant is responsible for damage to the plumbing or sewer system caused by such action.
11. Tenant shall not block entrances and exits to another Tenant's areas and shall be considerate of the number of parking spaces available to all Tenants.
12. Noise from radios, stereos and other entertainment systems shall be confined to Tenant's area.
13. No animals shall be allowed on the Premises or in the parking areas, except service animals permitted by law.
14. If Tenant installs and/or uses an alarm system in the Premises, such alarm system shall be properly registered with the appropriate authority. Any fees or penalties for failure to properly register an alarm system shall be paid by Tenant.

Tenant



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Landlord

