

<b>DATE:</b>	14-Sep-16
<b>CLIENT:</b>	Bob Jones Clar Partners 123 ABC Street Washington, DC 20005
<b>CONTACT:</b>	202-555-5555

Lease Type: Net Lease

<b>DOCUMENT LIST</b>	Second Amendment - 12/12/2015 Option to Extend Addendum - 11/31/2015 First Amendment - 7/15/2011 Lease - 3/22/2001
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<b>BASIC</b>	
Landlord Entity	Properties, LP
Tenant d/b/a	Systems Inc.
Notice Address:	456 DEF Street
City, State, Zip	St Petersburg, FL 33701
Attention:	John Smith
Copy to:	Office of Accounting
Property Name	4 Jekyll Parkway
Premises Address	Heron St. Suite 123 St. Petersburg, FL 33701
Rentable/Useable Square Feet	778
Pro Rata Share w/ Denominator Considerations	Not Provided

<b>TERM</b>		
Lease Date	Basic Lea	4/1/2015
Lease Commencement Date	Sec. 1.d	4/30/2015
Rent Commencement Date	Sec. 1.g	4/1/2015 <-- Contradicts rent schedule set forth in Sec. 1g
Lease Expiration Date	Sec. 1.e	12/31/2017 <-- According to the Rent Schedule set forth in Sec. 1.g
Term	Sec. 1.e	3 Yrs. <-- Based of Lease Year Commencement Date.
Holdover	Sec. 24	200%
Security Deposit	BLI Sec. 1	\$1,167.00

<b>RENT</b>						
		Period	\$/SF/YR	\$/Year	\$/Month	Notes
Base Rent	Sec. 1.g	1/1/2015	\$0.00	\$0.00	\$0.00	Rent Schedule contradicts Rent Commencement Date as specified in Sec. 1d
		3/1/2015	\$15.43	\$12,004.00	\$1,000.33	
		1/1/2016	\$17.43	\$13,560.04	\$1,130.00	
		1/1/2017	\$19.43	\$15,115.96	\$1,259.66	
Option Rent	Sec. 1.h	1/1/2018	\$20.01	\$15,569.44	\$1,297.45	
		1/1/2019	\$20.61	\$16,036.52	\$1,336.38	
		1/1/2020	\$21.23	\$16,517.62	\$1,376.47	
		1/1/2021	\$21.87	\$17,013.15	\$1,417.76	
CPI Index	Sec. 22.a	Consumer Price Index for All Urban Consumers specified for all items, US City Average; 1982-84=100				
TI Allowance	Sec. 5.b/6	LL shall construct such work set forth in Exh. C including replacing any damaged ceiling tiles, failed light bulbs and insure that the HVAC system is in good working order.				

<b>PERCENTAGE RENT</b>		
Gross Receipts Definition	Sec. 4.c.ii	"Gross Sales" shall mean all sales of merchandise and services made in and from the premises including telephone sales, orders taken in or from the premises, less refunds and allowances to customers. Gross Sales shall exclude any sales tax, cash/credit refunds, transfers or exchanges, returns to shippers, sale of trade fixtures, etc.
% Rent	Sec. 1.h	(6%) of Gross Sales in excess of over (\$250,000.00) per year.
Sales Reporting	Sec. 4.c.ii	Within (10) days after the end of each calendar month, Tenant shall deliver to LL an unaudited written statement of Gross Sales. Within (60) days after the end of each Lease Year, Tenant shall furnish to LL a statement of a complete detail of Gross Sales. Tenant shall furnish an annual report or audited financial statements within (15) days of written request, if privately held.
TT Audit Rights	Sec. 4.c.ii	Within (90) days after the end of each billing period, LL shall deliver to Tenant a statement of CAM Costs. Upon at least (10) days prior notice, LL shall permit Tenant to inspect such records of CAM Costs; If audit reveals an overcharge of more than (2%) of the actual amount owed by Tenant, LL shall pay the reasonable costs for such audit and shall credit or refund any overcharge of such items within (30) days of completion.
LL Audit Rights	Sec. 5.c.ii	Tenant shall keep at its general office complete and accurate books of records from the Premises; and LL shall have the right at any reasonable time to examine such records or have them audited at LL's expense. If audit discloses a deficiency of more than (3%) in annual statement of Gross Sales, then Tenant shall pay such cost for examination or audit. If deficiency in Percentage Rent then Tenant shall pay deficiency with interest. LL may audit books no more than once in any (12) month period.

<b>ADDITIONAL RENT</b>		
CAM/Operating Expenses	Sec. 1.i/9	CAM Charge of (\$4,084.50) annually, paid in (12) monthly installments of (\$340.38). Tenant shall pay pro rata share of LL's CAM plus over head of (15%) excluding capital items. Tenant's pro rata share shall be based on LL's actual cost less any amounts paid by Major Stores (30,000 SF or more). Tenant's pro rata shall be computed with Net Rentable area of the Shopping Center less the Net Rentable square footages of major stores. Tenant shall also pay pro rata share of security costs less any amounts paid by Major Stores.
Timeframe to Reconcile CAM	Sec. 9	If LL does not reconcile operating charges to TT within (90) days of the new calendar year, TT is not liable for additional charges
Operating Expenses Defined	Sec. 1.m	CAM shall include LL's actual costs for operating and maintaining the Common Areas excluding: costs of any items of a capital nature, charges covered by insurance or condemnation proceeds, legal fees, leasing commissions, tenant improvement costs, initial acquisition, reserves, items not typically included as operating and maintenance costs and promotion and advertising costs.
Items included in Cap	Sec. 1.n	5% Cap on Controllable Expenses which include actual operating expenses other than insurance and utilities.
Real Estate Taxes	Sec. 1.n/4	Tenant shall pay pro rata share of total real estate taxes and assessments, excluding: (i) those portions of LL's land and buildings for which separate tax bills are received which are the sole responsibility of a single user; (ii) amounts received from any Major Stores (30,000 SF or more) which are not responsible for their full pro rata share. Such pro rata share Estimated at (\$583.50) annually paid in monthly installments of (\$48.63).
Insurance	Sec. 1.n	Tenant pays its pro rata share.
Utilities	Sec. 10	Tenant shall pay for electricity, HVAC, water, sewage, janitor service, garbage disposal and other utilities or services required. Tenant agrees to operate any separate HVAC unit in the Premises during all hours that Tenant's store is open for business and all hours that HVACs in the mall area are in operation.
Marketing Charge	Sec. 1.k	(\$1.00) per square foot per year. At the end of every calendar year, the per SF fund shall be increased over the fee payable in such calendar year in proportion to the increase in the cost-of-living between the beginning date of such calendar year and the ending date of such year.
Rent Tax	Sec. 38	Tenant agrees to pay any rent tax applicable.
After hours HVAC	Sec. 15	Tenant shall pay \$40/hr for HVAC after normal business hours
TT Repairs/Maintenance	Sec. 7	Tenant shall maintain and repair the premises including the entire interior, all window glass, plate glass, plumbing, wiring, electrical systems and all portions of the central HVAC exclusively serving the premises. Tenant shall maintain an annual service contractor for HVAC exclusively serving the premises.
LL Repairs/Maintenance	Sec. 8	LL shall be responsible for the installation, maintenance and repair of utility and mechanical systems and equipment up to the point of hook up for the premises.
Roof/Structure and other Capital Items	Sec. 8	LL shall maintain the roof systems, foundation, subfloors, the exterior and structural portion of the building and other improvements.

<b>TENANT OPTIONS</b>		
Renewal	Sec. 1.k	(2) x (5) years with no more than (9) months and no less than (6) months prior written notice to LL. Rents shall be at rates as set forth in Rent Schedule.
Expansion		N/A
Right of First Refusal	Sec. 1.e	LL shall provide Tenant with Right Of First Refusal for space contiguous to Premises. Such terms shall be based on terms and conditions by third party offer and Tenant shall have (5) days to accept offer in writing and waiver its right to terminate.
Right of First Offer		N/A
Termination	Sec. 1.e	At the (1) year anniversary of the lease term, Tenant shall have a one-time right to terminate the lease upon (90) days written notice. Tenant may vacate any time after notice but pay rent through the (90) day notice period.
Purchase		N/A

<b>LL OPTIONS</b>		
Termination		N/A
Relocation	Sec. 2/42	LL reserves the right to relocate premises with (6) month's written notice if LL undertakes a major expansion or renovation. LL shall bear all expenses of such relocation. If premises contain (3,000 SF) or less, LL shall have right to provide and furnish Tenant with a space elsewhere in the Shopping Center with (30) days prior written notice. Should Tenant refuse to move, LL may terminate lease effective (30) days after date of original notification.

<b>USE/RESTRICTIONS</b>		
Permitted Use	Sec. 1.i	For sale and display of Beauty Supply and Hair Accessories.
Prohibited Use	Sec. 6.a/e	Premises shall not be used for: the sale of distribution of alcoholic beverages for consumption on or off premises; the sale of merchandise from vending machines; and the operation of coin/token-operated machines without LL's approval. Tenant shall comply with rules and regulations set by LL.

Exclusive Use	Sec. 1.j	If LL leases space to Competing Business, Tenant may pay (50%) of Rent in lieu of full rent, with notice (60) days prior notice to LL, however there shall be no reduction in the Annual Sales Base, beginning on the first day of the month following the month in which Competing Business is open and ending when ceased. Competing Business means a business not affiliated with Tenant which uses its premises for the Exclusive Use (operation of a retail store primarily selling beauty supplies and hair accessories in accordance with Tenant's Permitted Use. Restriction excludes: leases executed prior to Com. Date; anchors or outparcels; incidental use meaning (10%) of floor area or more than (50) SF of its premises.
Tenant Radius Restrictions	Sec. 6.b	Tenant shall not operate any other business located within a (3) mile from the outside boundary of the Shopping Center. If Tenant shall engage in such a business within (3) miles, then, for purpose of computing Percentage Rent, (50%) of Gross Sales shall be considered to be a part of Gross Sales derived in, on, or from the Premises; and Tenant agrees to pay Percentage Rent computed. Radius restrictions shall not apply to any existing retail operating, any stores acquired or stores owned by entity that acquires Tenant.
Continuous Operation/Go Dark	Sec. 26	Tenant covenants to continuously operate within Premises. Tenant agrees to open and operate at the hours and on the days determined by LL; provided (2) anchors are open and (75%) of the non-anchor inline tenants are obligated to be open. Upon the (3rd) violation in any (1) calendar, Tenant shall pay (\$60)/hour of violation. Such conditions do not apply in the case of Tenant's abandonment in excess of (40) consecutive days.
Hours of Operation	Sec. 27	TT shall operate during similar hours as other tenants in the center. If at any time (i) less than (2) anchors (or their replacements) are open and operating, or (ii) Sears is not open and operating, or (iii) less than (75%) of GLA of the enclosed mall, exclusive of anchors, is open and operating; and such failure continues for (6) consecutive months and Tenant is open and operating and not in default, Tenant has the right, with notice, to pay (6%) of all Net Sales except game software and video games and (3%) of Net Sales of computer and game software and video games in lieu of Rental. If Tenant is paying such rent for (12) consecutive months and failure has not been cured, Tenant may terminate upon notice within (30) days following expiration of such period, effective (60) days after notice. Provided, if prior to such termination date, LL sends notice than (i) within (1) month of Tenant's receipt of such notice, (75%) or more of GLA shall be leased, (ii) an anchor occupying at least (90%) of such former anchor's space shall open within (6) months and as a result (3) anchors will again be open, then Tenant's termination option shall be void. If Tenant does not terminate, Tenant resumes paying full rent as of the (31st) day following expiration of the Payment Period.

<b>FINANCIAL</b>		
Assignment & Subletting	Sec. 21	Tenant shall not voluntarily, involuntarily or by operation of law, assign or sublet the Premises without first obtaining the prior written consent of LL.
Subordination/SNDA	Sec. 25	This Lease is subject and subordinate to any first mortgage or first deed of trust. Tenant shall execute and deliver any instrument required, upon request by LL.
Estoppel Certificate	Sec. 29	Tenant shall deliver an estoppel certificate within (10) days after request.
Monetary / Non-Monetary Default	Sec. 32	Monetary: (5) days after its due date; Non-Monetary: (30) days after written notice.
Late Fee	Sec. 32	(\$100.00) if Rent not paid within (5th) day of the month.

<b>MISC</b>		
Tenant's Insurance	Sec. 12c	Tenant shall maintain the following at all times: (i) Comprehensive public liability covering bodily injury, death and property damage of (\$1,000,000) per occurrence with an aggregate limit of (\$1,000,000). (ii) Tenant shall maintain an umbrella policy of (\$2,000,000) per occurrence with an aggregate limit of (\$2,000,000). Such insurance shall have extended coverage fire legal liability insurance of (\$50,000) per occurrence. (iii) Workmen's compensation insurance to comply with applicable state laws (iv) Insurance covering Tenant's trade fixtures, furniture, etc. for (100%) of insurable value within the classification of "Fire and Extended Coverage, Vandalism and Malicious Mischief" including Sprinkler Leakage Coverage. (v) Plate Glass Insurance.
Landlord's Insurance	Sec. 12e	LL shall maintain the following insurance: (i) Comprehensive public liability insurance covering bodily injury death and property damage of (\$1,000,000) per occurrence with an aggregate limit of (\$1,000,000). (ii) Umbrella policy of public liability insurance of (\$2,000,000) per occurrence with an aggregate limit of (\$2,000,000). (iii) Property insurance of (80%) of the insurable value. (iv) Rent Insurance for (12) months. (v) Sprinkler Leakage Insurance. At LL's election, LL may insure building against all insured casualties included in "Combined All Risk Fire and Boiler" including flood protection.
Alterations	Sec. 6.f	Tenant shall have the right without LL's consent, to perform initial improvements and installations and to perform from time to time nonstructural improvements, alterations, additions, painting and/or decorating to the interior of the Premises, costs shall not exceed (\$5,000) in any single calendar year.
Casualty	Sec. 13.d	LL shall repair and restore premises for which LL is responsible to substantially the same condition that existed prior; Tenant shall likewise repair and restore all other parts to substantially the same condition. If premises or any or all of the buildings in the Shopping Center shall be substantially damaged or destroyed by casualty not covered by insurance or if premises or any or all Buildings of the Shopping Center shall be damaged by any insured casualty but of (50%) or more of replacement value, LL shall have option to terminate lease with written notice (30) days after date of casualty. If restoration is covered by insurance, and Tenant agrees to continue its operating and at least (1) lease term remains in term, LL shall have no right to terminate. If premises is destroyed during last (3) lease years, or destruction is (35%) or more of replacement costs, Tenant shall have option to terminate with written notice (30) days after occurrence. If premises is damaged but lease is not terminated, rent shall abate in proportion to degree of damage. Guaranteed Minimum Rent shall be abated in proportion to impaired business in the Premises during restoration period. If LL is obligated to repair but has not commenced such work within (6) months of occurrence of completed repair work within (12) months of date of damage, Tenant may terminate lease with written notice after such (6) month or (12) month period.
Condemnation	Sec. 18	If part of Premises or more than (30%) of total Shopping Center is taken, and such taking makes operation impractical, then Tenant may terminate this Lease by giving LL written notice within (30) days of such taking. If Tenant does not terminate, LL may either, terminate or repair and restore this Premises to comparable, whole condition and rent shall be proportionately reduced.
Signage	Sec. 6f	Tenant shall not install any sign, device, fixture or attachment to the exterior or interior of the premises without LL's prior written consent.
Parking Fees	Sec. 6.e.x	\$40 per space up to 5 spaces
Guarantor	Exh. G	John Smith
Brokers	Sec. 1z	Tenant Broker: ABCD Real Estate; LL Broker: 1234 Investment