

1 **COMMERCIAL TRIPLE NET LEASE**

2 **THIS LEASE HAS BEEN PREPARED SPECIFICALLY FOR:**

3 **“JACKSON SQUARE PROMENADE”**

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

5 **STATE OF Mississippi**

Hinds County

6 This lease made this **22nd day of March, 2016** by and between First Boise Investments LLC, a Mississippi Limited Liability Company hereinafter
7 called “Lessor” or “Landlord”, or it’s agent for the Lessor and by **Georgette Moniek Hannah** as the lessee herein after called “Lessee” or “Tenant”.

8 WITNESSETH: That the Lessor does hereby demise and let unto the Lessee the following described premises at 2460 Terry Road Space #
9 **_500_** Jackson MS 39204 with an approximate square feet of **_1000 ft._** (lessee to verify prior to signing) and to-wit:

10 **Use / Term / Rent**

11 Subject to Mississippi laws and ordinances of Hinds County in which the property is situated, for use and occupation by the Lessee for the business of:
12 **Ego Obsessions (Hair & Beauty Salon)** licensed by City of Jackson, Hinds County, Mississippi and for no other or different use or purpose, for and
13 during the term of **_3_ Years_** beginning on the **_1st day of April, 2016_** and **ending on _03/31/2016_**. An **additional 2 periods of _1 year_** is
14 given to Lessee as an option to extend the lease and the amount of rent to be negotiated on the date of exercising by Lessor (First Boise Investments
15 LLC) and Lessee.

16 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
17 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
18 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
19 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
20 and remedies available under this Lease. The burden of proof with respect to all payments of rental or other sums shall be upon Lessee. **If by the 10th**
21 **day of any months the rent and applicable late charges are not paid, lessor has the right to initiate the eviction procedures.**

22 **LESSOR MAKES NO WARRANTIES OR REPRESENTATIONS IN REGARDS TO BRINGING CLIENTS OR CUSTOMERS TO THE PLACE OF**
23 **BUSINESS OF THE LEASSEE. LESSEE IS FULLY RESPONSIBLE FOR MARKETING AND ADVERTISING AND PROMOTING HIS / HER BUSINESS**
24 **WITHOUT RELYING ON LESSOR FOR ANY PROMOTIONS WHATSOEVER. IF THE LESSEE’S CHECK IS RETURNED FOR INSUFFICIENT**
25 **FUNDS, LESSOR WILL NO LONGER ACCEPT CHECKS AND ALL RENTS MUST THEN BE PAID BY CASHIER’S CHECK OR MONEY ORDER.**
26 **LESSEE AGREES TO PAY ALL ASSOCIATED BANK FEES AND REASONABLE ATTORNEY FEES SHOULD AN ATTORNEY BE**
27 **RETAINED FOR COLLECTION, TERMINATION, OR EVICTION.**

28 In consideration whereof, the Lessee agrees to make payment to Lessor (First Boise Investments LLC) on the first day of each month, in advance, as
29 rent for said premises:

30 Monthly rent: **\$ 500.00** **RENT INCREASE \$1,000.00 07/01/2016;**

31 Monthly TICAM (prorated pass through taxes, insurance and Common area maintenance): \$N/A.

32 Security Deposit: **\$500.00** as security deposit, without interest. It is agreed that in the event of Lessee’s defaults in respect of any of the terms,
33 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
34 of any rents and other payments to which Lessee is in default. With the signing of this lease lessee issues a cashier’s check for an amount of
35 **\$_500.00_**

36 All rental charges including future rents, TICAM and security deposits must be paid to “First Boise Investments LLC”. Exercising the option period
37 must be approved by the lessor and the request must be sent to lessor in writing at least three months prior to expiration of the lease. In the event
38 Lessee remains in possession of the Premises after the expiration of the term and without the execution of a new lease, Lessee, at the option of Lessor,
39 shall be deemed to be occupying the Premises as a lessee from month to month at a monthly rental for each month of such holdover period equal to
40 one- twelfth (1/12) of the Minimum Annual rental for the preceding Lease Year.

41 **Business Legality & Quiet Enjoyment**

42 Should the lessee through the business gets involved in any illegal activities defined by the State and local law, Lessor upon discovery will cancel this
43 lease and will send the lessee an invoice for the entire amount due per the lease. The Lessor (First Boise Investments LLC) covenants to keep the

44 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
45 Lessee to obtain possession thereof provided the Lessor shall exercise due diligence and effort to place the Lessee in possession. Nothing herein
46 contained shall be construed as a warranty that said premises are in good condition or are fit or suitable for the use or purpose of which they are let.
47 INITIAL _____ 1/17 INITIAL _____

48 **Interior improvements and condition of Premises (AS IS)**

49 The Lessor (First Boise Investments LLC) or Lessor's agent has made no representations or promises with respect to said building or Space or the
50 demised premises except as herein expressly set forth. If lessee is responsible for certain tenant improvements per the terms and conditions of this
51 lease and does not complete such improvements, lessor has the right to ask for possession.

52 Lessor's obligation for tenant improvement: **Fix wall and paint, replace carpet with vinyl flooring**

53 The Lessee has examined the leased premises and accepts the same in the physical condition in which the same now exists (except as otherwise
54 expressly provided herein) and accepts to take possession AS IS and WHERE IS.

55 **Common Areas**

56 Lessee, its customers, employees, and invitees, shall have the right to use and enjoy, in common with Lessor and other tenants, and with their
57 customers, employees, and invitees, the parking areas, entrances, exits, walkways and roadways (hereinafter collectively called the Common Areas)
58 which Lessor (First Boise Investments LLC) provides for the reasonable operation of the Shopping Center / mall. It is expressly understood that the
59 Common Areas are intended primarily for the use by customers of the stores in the Shopping Center; and Lessee accordingly agrees that neither it, nor
60 its agents, servants, employees, or invitees will use the Common Areas for the parking or storage of any automobile, truck, or any other vehicle or
61 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,
62 parking areas, except as may be approved in writing by Lessor (First Boise Investments LLC). In order to assist the Lessor in the enforcement of the
63 provisions of this Section, Lessee agrees that, within ten (10) days after being requested so to do, Lessee will furnish Lessor a written statement
64 containing the names of employees, agents, and representatives employed by Lessee in or about the Premises and the license numbers of all vehicles
65 owned or used by Lessee or its employees, agents, or servants. Lessee further agrees that it will conduct all loading or unloading of goods or
66 equipment only in and through such areas designated for such purposes by Lessor. Lessee shall check all exterior glass panels on the day of signing
67 the lease as lessee is responsible for any damage or breakage of the exterior glass panels during the lease period. Such damages will immediately
68 needs to be fixed by the lessee upon a notice from lessor. Broken exterior glass of the space after signing of this lease is NOT a part of common area
69 responsibility of the lessor.

70 **Maintenance of Common Areas**

71 Lessor (First Boise Investments LLC) agrees that it will, throughout the term of this Lease, maintain the Common Areas in a good condition of repair,
72 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
73 consistent with the practices generally followed in comparable shopping centers / mall.

74 Lessor (First Boise Investments LLC) expressly reserves the right, from time to time during the term of this Lease, (i) to change the shape, size,
75 location, number, and extent of the buildings and improvements or (ii) to eliminate or add to any building or improvements within the Shopping
76 Center / mall or (iii) to rearrange the parking and/or loading spaces in the Common Areas. In the event any lights are affixed to the undersurface or
77 ceiling of a roof or canopy extending over the walkways adjacent to the Premises and if such lights are attached to Lessee's meter, Lessee agrees to
78 keep such lights on during the customary business hours of the Shopping Center / mall, as fixed by the Lessor, and to pay the cost of the required
79 electricity which will be passed through the Lessees operating within the Shopping center / mall.

80 **IF LESSOR IS COVERING THE TENANT'S INTERIOR ELECTRIC BILLS, LESSEE AND LESSEE'S EMPLOYEES MUST CONSERVE ENERGY AND**
81 **TURN THE LIGHTS OFF WHEN IT IS NOT BEING USED AND LESSOR HAS THE RIGHT TO OBTAIN ELECTRIC METER IN THE FUTURE AND**
82 **WITH A 30 DAYS NOTICE ASK THE LESSEE TO PAY FOR THE CHARGES.**

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

84 Lessee agrees to pay Lessor (First Boise Investments LLC), at the time and in the manner hereinafter provided, Lessee's Fraction of occupancy of the
85 total costs and expenses (the moderating and Maintenance expenses) incurred by Lessor in operation and maintaining the Shopping Center / mall. The
86 Operating and Maintenance Expenses shall include all costs arising out of the operating and maintenance of the Shopping Center / mall including all
87 exterior lighting, cleaning, managing, protecting, repairing, policing and security (if and to the extent provided by Lessor), painting, striping, removal
88 of snow and ice, landscaping and shrubbery (including replacement, if necessarily) refuse removal (if provided), and utilities (serving the Common
89 Areas). The Operating and Maintenance Expenses shall also include all premiums incurred by Lessor for all liability, workers' compensation, or other

90 insurance premiums.

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

97 INITIAL _____ 2/17 INITIAL _____

98 Lessee shall pay the amount of any such underpayment to Lessor (First Boise Investments LLC) within thirty (30) days (whether or not this Lease has
99 then expired (or Lessor shall credit the amount of any such overpayment against Tenant's payments) for expenses being due thereafter; provided,
100 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
101 Lessee shall not then be in default under any term or provisions of this lease.

102 Property Taxes: Lessor (First Boise Investments LLC) will pay, when due, all real estate taxes or other ad valorem taxes, levies, or assessments
103 (Impositions) imposed against the Shopping Center / mall (including the Premises); and Lessee agrees that during the term of this Lease, Lessee shall
104 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
105 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.

106 Hazard Insurance: Lessor (First Boise Investments LLC) agrees that it will keep the Shopping Center / mall, including the Premises, insured against
107 damage for fire and other perils customarily covered under extended coverage insurance in such amounts as may reasonably be determined by Lessor.
108 Lessee shall reimburse the Lessor the prorated Premiums applicable to the Premises as part of the Operating and Maintenance expenses. Lessee shall
109 at Lessee's own cost and expense procure and maintain, throughout the term of this Lease's, hazard insurance covering Lessee's inventory,
110 furnishings, fixtures, equipment and Lessee's improvements, and in such amounts as Lessee shall deem prudent.

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

113 **Trash.**

114
115 In the event lessor provides trash collection service, lessee shall also pay an amount equal to lessee's Proportionate Share of the cost of trash collection
116 (the "Trash Costs"; lessee's Proportionate Share of such Trash Costs being referred to herein as the "Trash Charges"). lessee's Trash Charges for each
117 succeeding full or partial Calendar Year shall be estimated by lessor at the beginning of each such Calendar Year. The trash collection service
118 provided by lessor, if any, shall be provided uniformly to lessee of the Shopping Center or mall.
119

120 **Miscellaneous Charges.**

121
122 lessee shall pay for all prospective electricity, gas, lighting, water, sewer, garbage disposal, custodial services and other miscellaneous services
123 specifically required by lessee and consumed by the Premises (herein called "Miscellaneous Charges"). If any of such services/utilities are not
124 separately metered, assessed or sub-metered to the Premises, Lessor shall pay the costs of such Miscellaneous Charges to the applicable service/utility
125 provider and lessee will pay to lessor, lessee's Proportionate Share of such Miscellaneous. If any of such services/utilities are separately metered or
126 assessed to the Premises, lessee shall pay the costs of such Miscellaneous Charges to the applicable service/utility provider. If any of such
127 services/utilities are sub-metered to the Premises, lessor shall cause such sub-meter to be read monthly and lessee shall pay to lessor the cost of such
128 sub-metered services within 20-days following lessee's receipt of lessor's invoice for such amounts. Lessor, at its own cost and expense, may cause
129 such utilities/services to be separately metered or sub-metered.
130

131 **Lessee's list of improvements and HVAC**

132 Upon signing of this lease, lessee must enter into a HVAC contract to start a preventative maintenance contract covering the existing HVAC system
133 (s) once every three months covering oil fan motors, change filters, charge freeon, clean condensers and blow the drains. Such contractor must be
134 bonded and insured. A copy of such contract must be given to lessor or it's management upon demand. Lessor (Mc Call Village Investors Corp.) shall
135 not be liable for any damages caused by, or growing out of, any breakage, leakage, getting out of order or defective conditions of said, heating,
136 ventilating and air-conditioning (HVAC) equipment, electric wiring, pipes, water closets, drains, and sewer lines or plumbing, or any of them. Lessee
137 shall have complete responsibility for maintenance and upkeep of the HVAC Equipment serving the Premises exclusively or installed by lessee in the
138 Premises and lessee shall engage (and keep engaged) throughout the Lease Term a reputable service contractor for such purposes. Such service

139 contract shall service the HVAC system at least two [2] times per Calendar Year during the Lease Term to provide routine maintenance. Lessee shall
140 furnish to lessor, within fifteen (15) days after receipt of lessor's written request thereof a copy of lessee's service contract for such HVAC Equipment.

141
142 **FURNITURE AND FIXTURES.**
143

144 lessee may install furniture and fixtures within the Premises at lessee's sole expense and the same shall remain lessee's property, provided lessee
145 removes such furniture and fixtures prior to the expiration or earlier termination of this Lease. If the removal or installation of such furniture and
146 fixtures results in any damage to the Premises, lessee shall promptly repair the Premises to the condition in which it was found immediately prior to
147 the installation, normal wear and tear excepted. If lessee fails to repair said damage as provided above, then, after advising lessee in writing as to the
148 necessity thereof, lessor may, after ten (10) days' notice (except that no notice shall be required in the event of an emergency), perform the required
149 work and such cost shall be added to lessee's next due Rent installment(s) or, if such event occurs at the end of the Lease Term, lessor shall send an
150 invoice to lessee and lessee shall pay said invoice within 20-days after receipt of the same..

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

153 INITIAL _____ 3/17 INITIAL _____

154 **Default**

- 155 a. The occurrence of any of the following events shall constitute a default (herein called "Default") by lessee under this Lease:
- 156 (i) Failure of lessee to pay when due any Rent or any other sum to be paid to lessor by lessee hereunder after 5th of each month or the 10th of each
157 month including 10% late fees. Notwithstanding the foregoing, such late payment shall not be a Default the first time in any Lease Year if lessee
158 makes such delinquent payment within three (3) days after its receipt of lessor's notice of non-payment. Thereafter, during each Lease Year, lessee
159 shall be given written notice of non-payment and three (3) days to cure.
 - 160 (ii) Filing by or against lessee or any guarantor of a petition in bankruptcy or insolvency, or for reorganization, or for any arrangement or for
161 appointment of a receiver or trustee of all or any portion of lessee's property which shall not be dismissed within ninety (90) days after the filing
162 thereof.
 - 163 (iii) Dissolution or liquidation of lessee or any guarantor, voluntary or involuntary, or the taking of possession of any of lessee's property located on
164 the Premises by execution, levy, or attachment.
 - 165 (iv) Abandonment of the Premises by lessee, which shall be deemed to have occurred should lessee vacate the Premises for five (5) consecutive days
166 or more.
 - 167 (v) Failure of lessee to comply with any term or condition of the Lease.
- 172 b. Upon the occurrence of an event of Default by lessee beyond any applicable cure period, lessor shall have the option to do and perform any one or
173 more of the following in addition to, and not in limitation of, any other remedy or right permitted it by law or in equity or by this Lease:
- 174 (i) Lessor may immediately or at any time thereafter with or without terminating this Lease reenter the Premises and correct or repair any condition
175 that shall constitute a failure on lessee's part to keep, observe, perform, satisfy, or abide by any term, condition, covenant, agreement, or obligation of
176 this Lease or of the Rules and Regulations now in effect or hereafter adopted or of any notice given lessee by lessor pursuant to the terms of this
177 Lease, and lessee shall fully reimburse and compensate lessee on demand.
 - 178 (ii) Lessor may immediately or at any time thereafter with or without terminating this Lease demand in writing that lessee vacate the Premises and
179 thereupon lessee shall vacate the Premises and remove there from all property belonging to or placed on the Premises by or at the direction of lessee
180 within ten (10) days of receipt by lessee of such notice from lessor. Lessor shall have the right to reenter and take possession of the Premises upon the
181 earlier of the expiration of the ten (10) day period or the date lessee vacates the Premises. Any such demand, reentry and taking possession of the
182 Premises by lessor shall not of itself constitute an acceptance by lessor of a surrender of this Lease or of the Premises by lessee and shall not constitute
183 a termination of this Lease by lessor.
 - 184 (iii) Lessor may immediately or at any time thereafter with or without terminating this Lease reenter the Premises and remove there from lessee and
185 all property belonging to or placed on the Premises by or at the direction of lessee. Any such reentry and removal by lessor shall not of itself
186 constitute an acceptance by lessor of surrender of this Lease or of the Premises by lessee and shall not constitute a termination of this Lease by lessor.
 - 187 (iv) Lessor may immediately or at any time thereafter with or without terminating this Lease relet the Premises or any part thereof for such times or
188 rentals and upon such other terms and conditions as lessor in its sole discretion may deem advisable. Lessor may make any alterations or repairs to the
189

190 Premises which it deems necessary or proper to facilitate such reletting; and lessee shall pay all costs of such reletting including but not limited to the
191 cost of any such alterations and repairs to the Premises, attorneys' fees, and brokerage commissions:

192 Provided this Lease shall not have been terminated, lessee shall continue to pay all rent and all other charges due under this Lease up to and including
193 the date of beginning of payment of rent by any subsequent tenant of part or all of the Premises.

194 Thereafter, Tenant shall pay monthly during the remainder of the term of this Lease the difference, if any, between the rent and other charges collected
195 from any subsequent tenant or lessee and the rent and other charges reserved in this Lease, but lessee shall not be entitled to receive any excess of any
196 such rents collected over the rents reserved herein.

197 (v) Lessor may immediately or at any time thereafter terminate this Lease by written notice to lessee. Such termination shall be effective upon receipt
198 by lessee of written notice of such termination. Upon such termination, lessor shall recover from lessee all damages lessor may suffer by reason of
199 such termination including, without limitation, unamortized sums expended by lessor for construction of lessee improvements or for brokerage
200 commissions, all arrearages in rentals, costs, charges, additional rentals, and reimbursements, the cost (including court costs and attorneys' fees) of
201 recovering possession of the Premises, the cost of any alteration of or repair to the Premises which is necessary or proper to prepare the same for re-
202 letting. In addition, lessor at its election shall recover from lessee either (i) an amount equal to the total amount of all rents and other charges that
203 would have been payable by lessee for the remainder of the Lease Term if this Lease had not been terminated, less the then reasonable rental value of
204 the Premises for the remainder of the Lease Term, or (ii) the rents and other charges which Landlord would be entitled to receive from lessee.

205 INITIAL_____ 4/17 INITIAL_____

206 Such election shall be made by lessor by serving written notice upon lessee of its choice of the two alternatives within thirty (30) days after the notice
207 of termination.

208 c. lessee hereby waives all claims for damages which may be caused if lessor reenters the Premises or terminates this Lease pursuant to any of the
209 provisions of this Lease. Lessee shall and does hereby indemnify and hold lessor harmless from any loss, costs (including court costs and attorneys'
210 fees), or damage suffered by lessor by reason of such reentry or termination. No such reentry or termination shall be considered or construed to be a
211 forcible entry.

212 d. No course of dealing between lessor and lessee or any failure or delay on the part of lessor in exercising any rights of lessor under this Section or
213 this Lease shall operate as a waiver of any rights of lessor under this Lease, nor shall any waiver of a default on one occasion operate as a waiver of
214 any subsequent default. No express waiver shall affect any condition, covenant, rule or regulation other than the one specified in such waiver for the
215 time and in the manner specifically stated.

216 e. The exercise by lessor of any right and remedy provided in this Lease shall not prevent the subsequent exercise by lessor of any one or more of the
217 other rights and remedies herein provided. All remedies provided for in this Lease are cumulative and may, at the election of lessor, be exercised
218 alternatively, successively, or in any other manner, and all remedies provided for in this Lease are in addition to any other rights provided for or
219 allowed by law or in equity.

220 f. For purposes of determining Rent and other charges payable by lessee, the term "Percentage Rent" (if applicable) shall be deemed to refer to the
221 average yearly Percentage Rent payments and other charges payable per this Lease for the three (3) year period immediately preceding lessee's
222 Default, or if three (3) years shall not have elapsed at the time of Default, the average Percentage Rent and other charges payable by lessee during such
223 portion of the Lease Term that has elapsed.

224 g. Lessee hereby expressly waives, so far as permitted by law:

225 (i) The service of any notice of intention to re-enter provided in any statute, or of the institution of legal proceedings to that end;

226 (ii) In the event lessee shall be dispossessed by a judgment or by action of any court or judge court or judge or in case of re-entry or repossession by
227 lessor as a result of lessee's Default any statutory right of redemption or re-entry or repossession or restoration of lessee's possessory rights hereunder;

230 h. Lessor agrees to use reasonable efforts to mitigate any damages occasioned by a lessee default hereunder.

231 Should the lessee or the business gets involved in any illegal business activities defiled by the State and or local law, lessor has the right to unilaterally
232 cancel this lease and send an invoice for the remainder of the rents and TICAM charges. Such invoice must be paid by lessee within thirty days.

233 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 past
234 the 10th of each month and three (3) days after written notice from Lessor (First Boise Investments LLC) to Lessee; or should Lessee be in default in
235 the prompt and full performance continue for more than a reasonable time (in no event to exceed fifteen (15) days after written notice thereof from

236 Lessor to Lessee, specifying the particulars of such default or breach or performance; then the occurrence of any one or more of the foregoing events
237 shall be an event of 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
238 Lessor's option and without further notice or demand of any kind to Lessee or any other person, take any one or more of the following actions: a.
239 Declare the term hereof ended and reenter the Premises, take possession and remove all persons, in which event Lessee shall have no further claim; or
240 b. Without declaring this Lease ended, re rent the Premises and occupy the whole or any part thereof for and on account of Lessee and collect any
241 unpaid rentals and other charges which have become payable or which may thereafter become payable; and c. Even though Lessee may have reentered
242 the Premises, Lessor may thereafter elect to terminate this Lease and all of the rights of Lessee in or to the Premises;

243 d. Perform or cause to be performed, on behalf and at the expense of Lessee, any or all of the undertakings or obligations as to which Lessee is in
244 default, in which event Lessee shall pay to Lessor , upon demand, any costs or expenses incurred in the performance of such undertakings or
245 obligations, together with interest thereon; and the action of Lessor in performing such undertakings or obligations, or causing the same to be
246 performed, shall not be deemed a curing of Lessee's default, and Lessor shall thereafter be entitled to exercise any or all of Lessor's rights or remedies
247 provided herein, or at law or in equity, as if such default remained uncured.

248 (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
249 for a period of three (3) days after written notice from Lessor (First Boise Investments LLC) to Lessee (such unpaid rent shall bear interest at
250 18% 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
251 exceed thirty (30) days) after written notice thereof from Lessor to Lessee, specifying the particulars of such default or breach or performance;
252 then the 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
253 rights or remedies of Lessor herein and by law provided, Lessor may at Lessor's option and without further notice or demand of any kind to
254 Lessee or any other person, take any one or more of the following actions:

255 INITIAL _____ 5/17 INITIAL _____

256 (i) Declare the term hereof ended and reenter the Premises, take possession and remove all persons and change the locks, in which event Lessee
257 shall have no further claim.

258 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
259 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
260 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
261 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
262 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
263 the terms of this Lease all such amounts due or to become due during the entire term were payable in advance.

264 Neither the enforcement of collection by Lessor of such amounts nor the payment by Lessee of such amounts shall constitute a waiver by Lessor of
265 any breach, existing or in the future, of any of the terms or provisions of this Lease by Lessee or of any rights or remedies which the Lessor may have
266 with respect to any such breach. In the event Lessor elects to accelerate as herein set out and subsequently leases the Premises to a third party prior to
267 the end of the period for 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
268 portion of the accelerated sum which represents the accelerated rent for that part of said period during which said third party shall pay rent to Lessor;
269 provided, however, that should said accelerated sum exceed rental payments actually received from said third party during said period, Lessor shall
270 not be required to refund to Lessee the amount which represents the excess of said accelerated sum over the rental payments actually received from
271 said third party during said period.

272 (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
273 further notice or demand of any kind to Lessee or any other person except as hereinafter expressly provided) may have, in addition to all
274 remedies available at law or in equity or provided elsewhere in this Lease, the following described remedies: (i) Lessor may elect to terminate
275 this Lease by written notice to Lessee specifying the date of the Lease will terminate, and upon such date this Lease and Lease Term shall end.
276 Lessor may immediately repossess the Demises Premises and Lessee shall pay at once to Lessor as damages a sum of money equal to the rentals
277 and other charges to be paid by Lessee to Lessor for the balance of the stated term of this Lease less the fair rental value of the Premises for the
278 same period. (ii) Lessor may elect to terminate Lessee's right of possession without terminating this Lease, in which event Lessee agrees to
279 surrender possession and vacate the Premises immediately and deliver the possession to Lessor, and Lessee hereby grants Lessor full and free
280 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
281 or within the Premises or any part thereof and remove any and all property therefrom. Such property may be removed and stored in a public
282 warehouse or elsewhere at the cost of and for the account of Lessee without terminating this Lease or releasing Lessee in whole or in part from
283 Lessee's obligations to pay rent and other charges and perform any of the covenants, conditions and agreement to be performed by Lessee as
284 provided in this Lease and without being deemed in any manner guilty of trespass, eviction or forcible entry or detainer and without relinquishing
285 Lessor's rights as herein provided. If Lessor re-enters the Premises without terminating this Lease, then Lessor may relet the Premises or any part

286 or parts thereof, either in the name of Lessor or otherwise, for a term which mat at Lessor's option be less than or exceed the period which would
287 otherwise have constitutes the balance of the Lease Term and upon such other terms and conditions as Lessor, in its sole discretion, may deem
288 advisable. Lessee or the legal representative of Lessee shall pay Lessor for each month of the period which would otherwise have constituted the
289 balance of the Lease Term, any deficiency. The refusal or failure of Lessor to relet the Premises or any part or parts thereof shall not release or
290 affect Lessee's liability for damages; provided, however, that Lessor shall use reasonable efforts to relet the Premises. There shall be added to the
291 said deficiency such expenses as Lessor may incur in connection with any reletting (such as court costs, reasonable attorneys' fees and
292 disbursement, brokerage and expenses for putting and keeping the Premises in good order or for preparing the same for re letting). Any
293 deficiency shall be paid in monthly installments by Lessee on the rent day specified in this Lease and any suit brought to collect the amount of
294 the deficiency for any month shall not prejudice in any way the rights of Lessor to collect the deficiency for any subsequent month by a similar
295 proceeding. No such re-entry or taking possession of the Premises by Lessor shall be construed as an election on its part to terminate this Lease
296 unless a written notice of such termination be given to Lessee or unless the termination thereof be decreed by a court of competent jurisdiction.

297 (C) Any amount collected by Lessor from subsequent Lessees for any rental period in excess of that provided for in this Lease for such period shall
298 be credited to Lessee in reduction of Lessee's liability for any rental period in which the amount collected by Lessor shall be less than that
299 provided for by this Lease, but Lessee shall only be entitled to received any such rentals at the end of the Lease Term and without interest.

300 In all events Lessor may terminate the Lease for such breach at any time thereafter and after such termination Lessee shall not be entitled to any
301 claim whatsoever, of any kind or nature, for any excess rental that may be collected by Lessor.

302 The re letting of the Premises beyond the date originally fixed for expiration of the term of the Lease shall not be deemed to release Lessee from
303 his obligation hereunder. An election to re-enter the Premises (without terminating the Lease) and the reletting or not reletting of the Premises
304 shall not thereafter prevent Lessor from electing to terminate the Lease for such previous breach. In the event it is necessary for Lessor to bring
305 suit for such rental payments or other charges as they accrue or in order to collect any damages, Lessor shall have the right to allow such rental or
306 deficiencies to accumulate and to bring an action on several or all of the deficiencies at one time. Any such suit shall not prejudice in any way the
307 right of Lessor to bring a similar action for subsequent rental or damage deficiencies.

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309 If Lessee defaults in any of its obligations hereunder, then Lessor, to the extent not otherwise recovered, shall be entitled to recover its reasonable
310 attorneys' fees and court costs incurred by reason of Lessee's default. Lessor may, but shall not be obligated to, after having given to Lessee thirty (30)
311 days notice, cure any default by Lessee under this Lease, including (if Landlord so elects) expending money on behalf of Lessee. All reasonable costs
312 and expenses incurred by Lessor in curing a default, including, without limitation, reasonable attorney's fees, together with interest on the amount of
313 costs and expenses so incurred shall be paid by Lessee to Lessor on demand, and shall be recoverable as additional rent. D) Lessor's Lien. Lessee
314 grants Lessor a lien and security interest in all of the fixtures, trade fixtures, furniture, equipment, stock, goods, merchandise and other property placed
315 on the Premises during the term of this Lease to secure the payment of all rentals and other sums due to Lessor hereunder for the entire term of this
316 Lease. This lien and security interest is in addition to the statutory Lessor's lien. Lessor shall have all of the rights, remedies and powers granted a
317 secured party under the Uniform Commercial Code of Mississippi, herein called "UCC", including, without limitation, the right and power to sell, at
318 public or private sale, or otherwise dispose of, lease or utilize, such property and any part or parts thereof in any manner authorized or permitted by the
319 UCC in the event of any default by Lessee. At Lessor's request, Lessee shall execute and deliver to Lessor a financing statement or statements
320 appropriate for filing under the UCC.

321 Bankruptcy – insolvency

322 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
323 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
324 bankrupt; or (iii) Lessee institutes any proceedings under the Bankruptcy Act as the name now exists or may hereafter be amended, or under any other
325 act relating to the subject of bankruptcy, including but not limited to any proceeding wherein Lessee seeks to be adjudicated a bankrupt or to be
326 discharged of its debts, composition, extension, or reorganization; or (iv) any involuntary proceeding is filed against Lessee under any such
327 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
328 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
329 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
330 reenter the Premises and take possession thereof and remove all persons thereon, and Lessee shall have no further claim thereon or hereunder.

331 Lessee's and Lessor's Default

332 In case of Lessee's default, all applicable paragraphs in this lease apply. If any portion of this lease is against any State law and not enforceable, the
333 remainder of this lease would be enforced. In case of lessor's default proven in court, lessee's only recourse action would be to request cancellation of
334 the lease without any monetary damages. Upon such cancelation, the rents must not be withheld and no damages could be requested by the lessee.

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

336 The Lessee agrees to pay Lessor or on Lessor's behalf, a reasonable attorney's fee in the event Lessor employs an attorney to collect any rents due
337 hereunder by Lessee, or to protect the interest of Lessor the event the Lessee is adjudged a bankrupt, or legal process is levied upon the goods,
338 furniture, effects or personal property of the Lessee upon the said premises, or report the interest of the Lessee in this lease or in said premises, or in
339 the event the Lessee violates any of the terms, conditions, or covenants on the part of the Lessee herein contained. In order to further secure the
340 prompt payment of said rents, as and when the same mature, and the faithful performance by the Lessee of all and singular the terms, conditions and
341 covenants on the part of the Lessee herein contained, and all damages, and costs that the Lessor may sustain by reason of the violation of said terms,
342 conditions and covenants, or any of them, the Lessee hereby waives any and all rights to claim personal property as exempt from levy and sale.

343 **Lessee's full compliance of lessor's rules and regulations:**

344 A To comply with all requirements of any state or federal statute, or local ordinance or regulations, applicable to lessee or its use of the Premises,
345 including, without limitation, any such statutes, or regulations regarding toxic substances or environmental hazards, and to indemnify, defend and hold
346 Lessor harmless from penalties, fines, costs, expenses or damages resulting from failure to do so.

347 b. To give to lessor prompt written notice of any accident, fire or damage occurring on, or to, the Premises and the Common Areas of the Shopping
348 Center / mall.

349 c. To load and unload goods only at such times, in such areas, and through such entrances as may be designated for such purposes by lessor, and to
350 prohibit all trucks and trailers which have entered upon the Shopping Center property on account of lessee's conduct of business from remaining
351 overnight in or on any portion of the Shopping Center / mall.

352 d. To make such arrangements as lessor may reasonably require from time to time for the storage and disposal of all garbage and refuse.

353 e. To keep the Premises sufficiently heated to prevent freezing of water in pipes and fixtures.

354 f. To keep the outside areas immediately adjoining the Premises clean and free from ice and snow, and not to burn, place or permit any rubbish,
355 obstructions or merchandise in such areas.

356 g. To keep the Premises clean, orderly, sanitary and free from objectionable odors, and from insects, vermin and other pests.

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364 h. To park lessee's vehicles and to require lessee's directors, officers, employees, agents, contractors, subtenants, licensees and concessionaires to park
365 their vehicles, only in those portions of the parking area of the Shopping Center / mall or at such other places, as are designated for that purpose by
366 lessor and from time to time upon written notice from lessor, to promptly furnish lessor with the automobile license numbers assigned to the
367 hereinabove designated vehicles.

369 i. To keep its display windows, including window and shadow boxes in the Premises, dressed and illuminated and its exterior and interior signs and
370 lights continuously well lighted every day of the Lease Term during such time as lessee is required to be open.

372 j. Except as otherwise provided in this Lease, to use and occupy the Premises continuously throughout the Lease Term and to be open for business
373 during such reasonable business hours as lessor may prescribe from time-to-time, except when prevented from so doing by casualty, strike, act of God
374 or other causes beyond lessee's control. Lessor may prescribe longer or different hours during holidays or during special promotional events. A
375 vacation of the Premises or cessation of operations by lessee shall in no way release lessee from lessee's obligations under this Lease. Lessee agrees
376 that being open at the times and days aforesaid goes to the essence of the parties' agreement hereunder and that lessor's remedies hereunder and at law
377 on account of lessee's violation thereof may not be adequate, provided, however, lessee shall not be required to be open for business unless at least
378 seventy-five percent (75%) of the other lessees in the Shopping Center / mall are likewise required to be open for business. Lessor shall, as practical,
379 use reasonable business efforts to assure that all lessees required being open are, in fact, open for business.

381 k. To conduct its business in the Premises in all respects in a diligent and dignified manner, to refrain from using any sales promotion device or
382 practice that would tend to mislead or deceive the public or, directly or indirectly, detract from or impair the reputation or dignity of the Shopping
383 Center / mall, to keep the Premises in first class condition in accordance with the highest standards of operation of similar businesses, to maximize
384 lessee's Gross Receipts, and to maintain at all times during the Lease Term a sufficient staff of well trained and professional personnel and sufficient
385 full and complete stock of seasonable merchandise.

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- l. To comply with any and all reasonable rules and regulations of Lessor in connection with the Premises or the Shopping Center / mall which are now or hereafter in effect. Lessor shall, as practical, uniformly enforce such rules and regulations against all lessees of the Shopping Center / mall.
- m. To install such fire extinguisher and other safety equipment as lessor may require and to comply with the reasonable recommendations of lessor's insurance carriers and their rate-making bodies.
- n. To pay promptly to lessor all Rents and all other charges due to lessor pursuant to the terms of this Lease before the same shall become delinquent.
- o. To keep the Premises in good condition and repair and to deliver the Premises to lessor at the end of the Lease Term in as good condition as it was when received by lessee, excepting only normal wear and tear and damage from casualty and any repairs required to be made by lessor.
- p. To operate the Premises only for the Permitted Use shown on the Summary Sheet.
- q. To contract for termite and pest extermination services for the Premises.
- r. To participate in any reasonable window cleaning program that may be established by lessor in the Shopping Center / mall, provided eighty percent (80%) of the Shopping Center / mall lessees are likewise required.
- s. To professionally and tastefully display any interior signage.
- t. To participate in any and all recycling programs sponsored or implemented by lessor as well as in any recycling programs in which lessor is obligated to participate by law or if lessee is otherwise required to do so pursuant to any federal, state or local law, rule or regulation.
- u. To refrain from doing each and every one of the following:
 - v. Using the Premises in any manner which, in lessor's reasonable opinion, is, or may be, harmful to the Shopping Center / mall or disturbing to other tenants in the Shopping Center / lessee;
 - ii. Installing or permitting the installation of video or other electronic games;
 - iii. Pasting or otherwise affixing any merchandise or any advertising material closer than twelve inches (12") to the interior side of any display window or door excepting only professionally prepared silk screen vinyl logo signs utilized in other lessee's spaces;
 - iv. Placing any machines, equipment or materials of any kind outside of the confines of the Premises;
 - v. Using within the Premises or other portions of the Shopping Center / mall any phonographs, radios, public address systems, sound production or reproduction devices; mechanical or moving display devices; motion picture or television devices; excessively bright lights, changing, flashing, flickering, or moving lights or lighting devices; or any similar advertising media or devices, the effect of which shall be visible or audible from the exterior of the Premises;
- INITIAL _____ 8/17 INITIAL _____
- vi. Causing or permitting any noxious, disturbing or offensive odors, fumes or gases, or any smoke, dust, steam or vapors, or any loud or disturbing noise or vibrations to originate in or be emitted from the Premises;
- vii. Permitting any act to be performed or any practice to be adopted or followed in or about the Premises which may detract from or impair the reputation of the Shopping Center / mall;
- viii. Knowingly causing or suffering to be done, any act, matter or thing objectionable to insurance companies whereby any hazard insurance or any other insurance now in force or hereafter to be placed on the Shopping Center / mall or on any part thereof may become void or be suspended, or whereby the insurance premiums payable by lessor, or by any lessee of lessor, may be increased;
- ix. Conducting any auction, fire, bankruptcy, going out of business sale on or about the Premises without lessor's prior written consent;
- x. Attaching any awning, antenna or other projection to the roof or the outside walls of the Premises or the building of which the Premises is a part;
- xi. Committing or suffering to be committed by any person any waste upon the Premises or any nuisance or other act or thing which may disturb the quiet enjoyment of any other lessee in the Shopping Center / mall, or which may disturb the quiet enjoyment of any person within five hundred (500) feet of the boundaries of the land on which the Shopping Center / mall is located;

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xii. Soliciting business for itself, or permitting its licensees, concessionaires or subtenants to solicit business in the parking or other Common Areas of the Shopping Center / mall and including (without lessor’s written permission) distribution of handbills or other advertising matter in or on automobiles parked in a parking area or other Common Areas of the Shopping Center / mall;

xiii. Vacating or abandoning the Premises or allowing the same to appear to be vacated or abandoned; or xiv. Preparation of food in the Premises or using any equipment such as fryers, bakers, ovens, broilers or any other equipment which requires any modifications to the roof, vents, plumbing or sprinkler system within the Shopping Center / mall or the Premises without first obtaining lessor’s prior written consent.

ADA Compliance

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Lessor does not make any representations or warranties in regards to the property being in full compliance of “American Disability Act” (ADA) act of July 26th 1990 Pub. L. No. 101-336, 104 Stat. 327, 42 U.S.C. #12101 and subsequent modifications or amendments either for interior or exterior of the property and common areas. If in case there will be modifications required by any government agency, Federal, State or local authorities to the exterior or common areas of the property, Lessor will comply with such renovations on a case to case basis. If in case there will be modifications required by any government agency, Federal, State or local authorities to the interior of the space being leased herein, lessee is fully responsible for such renovations. Lessee is further responsible for full compliance of any tenant improvements per the ADA requirements above.

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Hazardous Substances

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Lessee is not allowed to keep or store within premises any “Hazardous substance”. It means any pollutant, contaminant, toxic or hazardous waste, dangerous substance, potentially dangerous substance, noxious substance, toxic substance, flammable, explosive, radioactive material, urea formaldehyde foam insulation, asbestos, PCBs, or any other substances the removal of which is required, or the manufacture, preparation, production, generation, use, maintenance, treatment, storage, transfer, handling, or ownership of which is restricted, prohibited, regulated or penalized by any and all federal, state, county, or municipal statues or law now or at any time hereafter in effect, including but not limited to , the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C 9601 ct seq.), the Hazardous Materials Transportation Act (49 U.S.C. 1801 ct 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 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, comply with all laws regulating the use, generation, storage, transportation, or disposal of Hazardous Substance (“Laws”)

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Environmental Clean-up

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a. Lessee shall, at it’s own expense, comply with all laws regulating the use, generation, storage, transportation, or disposal of Hazardous Substance (“Laws”)
b. Lessee shall, at lessee’s own expense, make all submissions to provide all information required by, and comply with all requirements of all governmental authorities (the “Authorities”) under the laws.
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, discharge, or other release of Hazardous Substance that occurs during the term of this Lease, at or from the Premises, or which arises at 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 and all related bonds and other financial assurances; and Lessee shall carry out all such cleanup plans further lessee understands that s/he has done investigations on any existing mold and asbestos issues that may or may not be present in this space.

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Eminent Domain. If ten percent (10%) or more of the leasable area of the Premises is taken for any public or quasi-public use under any governmental law, ordinance or regulation, or by right of eminent domain, or by private purchase in lieu thereof, or should any substantial portion of the Shopping Center / mall be taken, as determined in lessor’s reasonable discretion, then lessor or lessee shall have the right to terminate this Lease, effective on the date physical possession is taken by the condemning authority. If less than ten percent (10%) of the leasable area of the Premises is taken for any public or quasi-public use in said manner, this Lease shall not terminate. In the event any portion of the Premises is taken and this is not terminated as provided in this Section, the Rent and other charges shall be reduced during the remainder of the Lease Term in proportion to the leasable area of the Premises so taken. Any such reduction shall be effective on the date physical possession is taken by the condemning authority and, in such event, lessor shall, consistent with lessor’s Work, repair the Premises to a single demisable unit.

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If any portion of the Common Areas of the Shopping Center / mall is taken for any public or quasi-public use under any governmental law, ordinance or regulation, or by right of eminent domain, or by private purchase in lieu thereof, this Lease shall continue in full force and effect, without

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reduction in Rent or other charges payable by lessee under this Lease, unless the area so taken shall exceed twenty-five percent (25%) of the total number of square feet in the Common Areas of the Shopping Center / mall, in which event lessor may terminate this Lease.

Any election to terminate this Lease following condemnation shall be evidenced by written notice of termination delivered not later than fifteen (15) days after the date on which physical possession is taken by the condemning authority, and shall be deemed effective as of the date of said taking. If, however, the Lease is not terminated following a partial condemnation, lessor shall promptly make all necessary repairs or alterations to the Shopping Center / mall which are required by the taking, but this covenant shall only become effective upon the payment of the condemnation award to lessor, and the amount which lessor is required to expend for such restoration shall not exceed the amount of such condemnation award which lessor's mortgagee, if any, shall permit lessor to devote to such purposes.

All compensation awarded for any taking (or the proceeds of private sale in lieu thereof) whether for the whole or a part of the Premises, shall be the sole property of the lessor, whether such award is compensation for damages to lessor's or lessee's interest in the Premises, and lessee hereby assigns all of its interest in any such award to lessor; provided, however, lessor shall have no interest in any award made to lessee for loss of business or for the taking of lessee's fixtures and other property within the Premises if a separate award for such items is made to lessee and does not diminish lessor's award.

Lessee's Restrictions

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

LESSEE SHALL NOT PERMIT:

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

Lessee's Indemnity

- (a) Lessee shall indemnify, defend, and hold harmless Lessor (First Boise Investments LLC), the onsite manager of the property, and their respective officers, directors, beneficiaries, shareholders, partners, agents, and employees from all fines, suits, procedures, claims, and actions of every kind, and all costs associated therewith (including attorneys' and consultants' fees) arising out of or in any way connected with any pre existing asbestos or mold, deposit, spill, discharge, or other release of Hazardous lessee's use or occupancy of the premises, or from Lessee's failure to provide all information, make all submissions, and take all steps required by all Authorities under the Law and all other environmental laws. Lessee has used environmental inspection service and has relied on their report prior to accepting the premises and is fully satisfied with the space without any warranties or further inspection by the lessor.
- (b) Lessee's obligations and liabilities under this paragraph shall survive the expiration of this Lease.

Roof Maintenance

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 (First Boise Investments 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 (First Boise Investments LLC) be liable for damages or injuries arising from such defect or the failure to make said repairs after being so notified, except to the extent of the reasonable cost of repairing said roof; nor shall the Lessor (First Boise Investments LLC) be liable for damages or injuries arising from defective workmanship or materials, the Lessee hereby expressly waiving the same. Lessor (First Boise Investments LLC) and its agents shall not be liable for any death, injury, loss or damage resulting from any repair or improvement and undertaken, voluntarily or involuntarily, by or on behalf of, the Lessor, other than will full wrongful acts of the Lessor (First Boise Investments LLC).

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The Lessee will keep the roof and the leased 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.

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 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 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 conditioning equipment may be installed until the consent in writing of the Lessor (First Boise Investments LLC) is first and obtained thereto.

Replacement, Maintenance and upkeep of HVAC

548 Upon signing of this lease, lessee must enter into a HVAC contract to start a preventative maintenance contract covering the existing HVAC system
549 (s) once every three months covering oil fan motors, change filters, charge freeon, clean condensers and blow the drains. Such contractor must be
550 bonded and insured. A copy of such contract must be given to lessor or it's management upon demand.

551 Lessor (First Boise Investments LLC) shall not be liable for any damages caused by, or growing out of, any breakage, leakage, getting out of order or
552 defective conditions of said, heating, ventilating and air-conditioning (HVAC) equipment, electric wiring, pipes, water closets, drains, and sewer lines
553 or plumbing, or any of them.

554 **MECHANIC'S LIEN.** lessee shall have no right to subject the interest of lessor in the Premises or Shopping Center / mall to any mechanics',
555 material man's, or other liens of any nature whatsoever, and upon the filing of any such lien, the failure of lessee to have such lien cancelled, removed
556 or properly bonded within twenty (20) days of demand therefor by lessor, shall constitute a Default hereunder and shall entitle lessor, at its option, to
557 take any action provided for elsewhere in this Lease, in addition, to have the lien discharged and, in such event, lessee shall promptly reimburse lessor.
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559 **ESTOPPEL CERTIFICATES.** At any time and from time to time upon request in writing from lessor, or a lender or mortgagee of lessor, within
560 ten (10) days after receipt of lessor request, lessee agrees to execute, acknowledge and deliver to lessor a statement in writing certifying as to any
561 factual matters which are true with respect to the Lease or the Premises.
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563 **WAIVER AND RELEASE FROM LIABILITY.** lessee, as a material part of the consideration to be rendered to lessor under this Lease,
564 hereby waives all claims against lessor for damages to goods, wares, merchandise and property in and about said Premises and for injuries to persons
565 in or about said Premises or the property of which the Premises are a part, from any cause. Lessee shall indemnify, protect, defend and hold lessor
566 harmless from and against any and all claims, liabilities, losses, damages, judgments and suits arising from lessee's use, occupancy or enjoyment of the
567 Premises and its facilities or the conduct of lessee's business or from any activity, work or things done, permitted or suffered by lessee, or its agents,
568 employees and invitees in or about the Premises and lessee shall pay lessor's actual attorney's fees and litigation costs in connection therewith. Lessee
569 agrees to pay for all damages to the Shopping Center / mall, as well as all damage to the tenants or occupants thereof caused by the lessee's negligence,
570 misuse, or neglect of said Premises or appurtenances. Notwithstanding anything to the contrary herein, lessee shall not be obligated to indemnify,
571 protect, defend and hold lessor harmless from and against any claims, liabilities, losses, damages, judgments and suits arising from the willful
572 misconduct of lessor or its agents, employees or contractors.
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574 **SECURITY.** Lessor may, from time to time and to the extent it deems appropriate, determine whether to arrange for security services in the
575 Common Areas or manned traffic control for special events at the Shopping Center / mall. Notwithstanding any other provision of this Lease, lessor
576 shall not be liable for any loss or damages suffered by lessee or anyone else for failure to supply such services or manned traffic control. It is agreed
577 that lessor's supplying such security services shall not relieve lessee of its duty to maintain security within the Premises.
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579 **LESSOR NOT PARTNER.** It is expressly understood and agreed that the lessor is not a partner, joint venturer or associate of lessee in the
580 conduct of lessee's business, that the provisions of this Lease with respect to the payment by lessee of Percentage Rents are not a sharing of profit, and
581 that the relationship between the parties hereby is, and shall at all times remain, solely that of lessor and lessee.
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583 **Other Repairs**

584 Lessor (First Boise Investments LLC), shall not be obligated or required to make any other repairs or do any other work inside of the leases premises
585 unless otherwise stated under "Condition of premises (As IS)" on the second page of this agreement. Lessee is further responsible for any damages to
586 the entrance door and or cracked or broken windows which must be taken care of within thirty (30) days. Lessee has fully inspected the entrances and
587 exit doors in addition to the windows and confirms that they are not damaged.

588 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 shall deliver the
589 demised premises to Lessor (First Boise Investments LLC) in good repair and condition, reasonable wear and tear expected. Lessor reserves the right
590 to enter upon said premises and to make such repairs and to do such work on or about said premises as Lessor (First Boise Investments LLC) may
591 deem necessary or proper, or that Lessor (First Boise Investments LLC) may be lawfully required to make. The Lessee must have with Lessor a copy
592 of the keys in case of emergencies or repairs. Lessee is responsible for all repairs except the common areas. Lessee is fully responsible to replace any
593 improvement items either interior or exterior of this space including but not limited to exterior glass and exit doors.

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595 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
596 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;
597 or (iii) exhibiting the Site for purpose of sale, lease or financing. Lessor may, at any time relocate the Lessee's equipment including, without
598 limitation, the antenna and any wiring, to an alternative site (the "Relocation Site") within and/or on top of the Shopping center / mall upon ten days'
599 notice to Lessee.

600 **SUBORDINATION.** This Lease is subject and subordinate to any mortgage or deed of trust now or hereafter placed on the Premises by lessor
601 provided that the holder of such debt instrument shall agree that lessee's rights under this Lease, and lessee's rights in the Premises derived from this
602 Lease, shall not be divested or in any way affected *by* a foreclosure or other default proceedings under said mortgage or deed of trust, so long as lessee
603 shall not be in Default hereunder. lessee further agrees that it will attorn to the mortgagee or trustee of such deed of trust, and their successors or
604 assigns and to the purchaser or assignee under any foreclosure thereof. Lessee will, upon request by lessor, execute and deliver to lessor, or to any
605 other person designated by lessor, any instrument or instruments required to give effect to the provisions of this Section. Such transferee shall not
606 disturb lessee's possession provided lessee is not in Default of its obligations hereunder.

607 **Inspection and Showing**

608 Lessor reserves the right to visit and inspect and show the said premises at all reasonable times to prospective tenants and purchasers.

609 **Failure of the Lessee to Repair damages**

610 Should the Lessee fail to make repairs to herein premises and or neighboring premises due to negligence under the lease, the Lessor at it's option may
611 enter the premises and make such repairs and collect the cost thereof from the Lessee as additional rent. Except as herein specifically provided, the
612 Lessee will not make or permit to be made any alternations, additions, improvements or changes in the premises, nor will the Lessee paint the outside
613 of the building or permit the same to be painted without the written consent of the Lessor (First Boise Investments LLC) before work is contracted.

614 **Signage**

615 Lessee is responsible for exterior signage to be erected according to the same uniform approved signage which already exists within the center. No
616 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 first had and
617 obtained from the Lessor (First Boise Investments LLC). The consent to a particular alteration, addition, improvement or change shall not be deemed
618 consent to, or a waiver of, a restriction against alterations, additions, improvement or changes for the future.

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

620 Lessee once ending the lease will replace any items broken within the premises including electrical, plumbing and etc. And failing so to do the Lessor
621 (First Boise Investments LLC) may replace the same and the Lessee will pay the Lessor (First Boise Investments LLC) the cost and expense thereof
622 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 keep all
623 elevators, heating, ventilating and air-conditioning (HVAC) equipment, electric wiring, water pipes, water closets, drains sewer lines and other
624 plumbing on said premises in such good order and repair and will do all repairs, modifications and replacements which may be required by applicable
625 laws or ordinances.

626 Mechanics' Liens: Lessee shall have no right, power or authority to enter into any contract or incur any obligations for improvements to the Premises
627 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
628 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
629 clear of all mechanics' liens and other liens on account of work done for Lessee or persons claiming through or under it.

630 Lessee agrees to and shall indemnify, defend, save and hold Lessor free and harmless against all liability, loss, damage, costs, attorney's fees and all
631 other expenses on account of claims of liens, whether by suit or otherwise, by contractors, laborers or others claiming to have performed work or
632 furnished materials or supplies for Lessee or persons claiming through or under it. In addition, Lessee shall keep Lessee's leasehold interest in any of
633 the improvements to the Premises which are, or are to become, property of Lessor pursuant to this Lease, free and clear of all liens, attachments, or
634 judgments. If Lessee shall desire to contest any claim of lien, it shall furnish Lessor adequate security of the value or in the amount of the claim.

635 **Compliance with Law**

636 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
637 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
638 (First Boise Investments LLC) liable for any violation thereof. Lessee will not commit any waste of property, or permit the same to be done, and will
639 take good care of said building and said premises at all times. All materials used in connection with the alteration or refurbishment of the Premises,
640 including, without limitation, paint, carpet, wall or window coverings, carpet glues, and other chemicals, shall be subject to Lessor's (First Boise
641 Investments LLC) prior written approval.

643 Any such approval shall not be deemed a representation warranty that the materials so approved are in compliance with laws (including IAQ laws) or
644 that the same do not affect the IAQ in the Premises. Lessor (First Boise Investments LLC) shall have the right, but not the obligation, at all times
645 during the Lease Term to inspect the Premises and conduct such test and investigations (including, without limitation, a Phase 1 Indoor AIR Quality
646 audit) to evaluate the IAQ in the Premises (Shopping Center / mall). Lessor's entry may be made at any time either during or after Lessee's business
647 hours.

648 Lessee will cooperate with Lessor (First Boise Investments LLC) and will at any time, allows lessor and Lessor's (First Boise Investments LLC)
649 representatives access to any Lessee's records with respect (First Boise Investments LLC) to the Premises for environmental inspection purposes.
650 Lessee will make available its personnel to respond to interview questions posed by the Lessor (First Boise Investments LLC) representatives or an
651 environmental consultant.

652 All costs and expenses relating to monitoring and maintaining suitable IAQ in the building and regularly inspecting, monitoring, maintaining, and
653 repairing the building's HVAC system; hiring outside consultant to investigate and identify the source of any suspected IAQ problem that may be
654 identified; remedying any such problems; modifying, renovating, or encapsulating any portion of the Shopping Center or mall, building systems, or
655 building components reasonably required to continuously an efficiently maintain acceptable IAQ in the Center, and complying with any and all local,
656 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
657 rent. This lease is subject and subordinate to all ground and underlying leases plus all present and future mortgages or deeds of trust.

658 **Public Liability Insurance and Indemnity**

659 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
660 properties during and after the business hours. A copy of such certificate of Insurance must be submitted to Lessor (First Boise Investments LLC).
661 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
662 Insurance policy must be kept in force by advance payment of premiums, public liability insurance with minimum liability limits of \$500,000.00 for
663 injury to or death to one person and \$3,000,000.00 for injury to or death to more than one person arising out of any one occurrence and for damage to
664 property in the amount of \$100,000.00, insuring Lessee, Lessor (First Boise Investments LLC), and Lessor's Agents, Servants, and employees (as
665 additional insureds) against any liability that may accrue against them or either of them on account of any occurrences in or about the demised
666 premises during the term or in consequence of Lessee's occupancy thereof and resulting in personal injury or death or property damage. Once the
667 policy is due for renewal, Lessee must pay such costs related to renewals.

668 **Utility Interruption / Deregulation**

669 Lessor Is Not Responsible for Interruption of Service. Lessor (First Boise Investments LLC) shall in no way be liable or responsible for any loss,
670 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
671 the electric or water furnished to the Premises, or if the quantity or character supplied or any unsuitability shall constitute an actual or constructive
672 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.
673 Any damages resulting from this paragraph is the responsibility of the Lessee.

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

675 **Installation of Telecommunications**

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

679 Lessee may, at its sole expense, make such installations on the premises, however, before making any installations on the Roof Premises, in order to
680 prevent damage to the roof with the enforcement of the warranty of the roof, Lessee agrees to (i) provide Lessor (First Boise Investments LLC) and
681 Lessor's roofing contractor and/or other designee with Lessee's plans and specifications for any such installation and (ii) obtain Landlord's prior
682 written consent to such installation. Lessee at its sole cost and expense shall comply with all applicable laws relating to the Center, to the extent that
683 compliance with same arises out of Lessee's use of the Premises, including without limitation, its installation or operation of the equipment.

684 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
685 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;
686 or (iii) exhibiting the Site for purpose of sale, lease or financing. Lessor may, at any time relocate the Lessee's equipment including, without
687 limitation, the antenna and any wiring, to an alternative site (the "Relocation Site") within and/or on top of the Shopping center / mall upon ten days'
688 notice to Lessee.

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Defects in Premises

Lessor (First Boise Investments 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.

Snow, Ice, Trash

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 (First Boise Investments LLC) harmless from all damages or claims arising out of the Lessee's failure to so do.

Acceleration of Rent

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 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.

Abandonment / Re-Letting

In the event the Lessee abandons the leased premises before the expiration of the term, whether voluntarily or involuntarily, or violates any of the terms, conditions, or covenants hereof, the Lessor (First Boise Investments LLC) shall have the privilege, at Lessor's option of re-entering and taking 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 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 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 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 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.

Reinstatement

If the lease is terminated by the Lessor (First Boise Investments LLC) for any reason, including nonpayment of rent, and the Lessee pays the rent, 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 part thereof, with the Lessor's (First Boise Investments LLC) consent, this lease will be considered reinstated, and will continue in effect as though it had not been terminated.

Re-Entry, etc., No Bar

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 herein contained. The receipt of rent after breach or condition broken, or delay on the part of Lessor (First Boise Investments LLC) to enforce any right hereunder, shall not be deemed a waiver of forfeiture, or a waiver of the right of the Lessor (First Boise Investments LLC) to annul the lease or to re-enter said premises or to re-let the same, or to accelerate the maturity of the rents hereunder.

Improvements and Additions/Property of Lessor

Lessee must obtain written authorization from the lessor on any improvements that lessee is intending to do. Once it is authorized, lessee is obligated to obtain permits from the City prior to commencement of such improvements. All improvements and additions to the leased premises shall adhere to the leased premises, and become the property of the Lessor (First Boise Investments LLC), with the exception of such additions as are usually classed as furniture and trade fixtures; said furniture and trade fixtures are to 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 and covenants of within contract have been made complied with by Lessee and provided said Lessee restores the building and premises to its original condition, normal wear and tear excepted.

Transfer or Assignment

730 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
731 interest therein, shall be null and void, unless the written consent of the Lessor (First Boise Investments LLC) be first obtained thereto. As a condition
732 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
733 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
734 a lease assignment or sublease is consummated and approved by Lessor for this Lessee or any one or more assigns before expiration term of this lease,
735 then the Lessee or his subsequent assigns shall pay a \$ 100 assignment/sublease fee to agent for each and every lease assignment or sublease made.

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737 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
738 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
739 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
740 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,
741 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
742 to observe and perform all the covenants, conditions, and provisions herein contained binding upon Lessee; provided, however, that nothing herein
743 shall affect Lessor's other remedies for Lessee's default by wrongful assignment or subletting. No assignment or sublease unless approved by lessor.

744 **Fire & Other Casualty**

745 In the event of the total destruction of, or partial damage to the buildings upon the demised premises by fire or other casualty, Lessee understand that
746 there are no insurance in the North building of the shopping center covering this space and that in case of such destruction, there will be no coverage
747 and that the business will not be compensated for any damages resulting out of such incidents. Lessor (First Boise Investments, LLC A Mississippi
748 Limited Liability Company) shall proceed with due diligence and dispatch to repair and restore the buildings at it's option. If lessor opts out of making
749 such repairs and restorations, it shall give lessee a notice to make such repairs at lessee's expenses and or terminate this lease without any further rents
750 to be paid. At the time of issuing this lease, lessor has been told that if the occupancy of the North building including the space being rented herein
751 increases that there will be a good chance that the entire shopping center including the North building and this space will be covered. Lessee must fully
752 comply with page six of this agreement under "Public Liability Insurance and Indemnity" and obtain full coverage of interior of this space.

753 **Fire & Other Casualty**

754 In the event of the total destruction of, or partial damage to the buildings upon the demised premises by fire or other casualty, Lessor (First Boise
755 Investments LLC) shall proceed with due diligence and dispatch to repair and restore the buildings to the conditions to which they existed immediately
756 prior to the occurrence of such casualty, at Lessor's (First Boise Investments LLC) cost and expense, provided such cost does not exceed the proceeds
757 of insurance collected on the buildings, by reason of such casualty, the application of which insurance proceeds are not prohibited, by reason of any
758 mortgage provision, from being used toward the cost of restoration and repairing the same; provided, further, that if the unexpired portion of the term
759 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 twenty percent
760 (20%) of the then replacement value of said damaged leased premises, as estimated by two or more reputable contractors, Lessor may by written
761 notice to the Lessee, within thirty (30) days after the occurrence of such casualty, terminate this lease. If Lessor (First Boise Investments LLC)
762 exercises the above right to terminate this lease and Lessee elects to exercise an option of renewal privilege which Lessee may have under this lease,
763 which if exercised would extend the unexpired term beyond two (2) years, Lessee may void such above notice of Lessor's right to terminate this lease
764 by exercising such option renewal privilege within such thirty (30) day period. If the insurance proceeds are insufficient to effect such restoration or
765 repairs, Lessor at its option may cancel this lease by written notice to Lessee within thirty (30) days after the occurrence of such casualty.

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

770 **Notices and Demands**

771 All notices and demands authorized or required to be given to the Lessee under any provision hereof must be in writing, and may be delivered to the
772 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 be deposited in
773 the United States mail addressed to the Lessee at the leased premises, with the proper postage affixed thereto. All notices herein authorized are
774 required to be given to the Lessor (First Boise Investments LLC) may be given by certified mail, addressed to the Lessor (First Boise Investments
775 LLC) at the address of the Lessor or in care of the Lessor's rental agent at that time authorized by the Lessor (First Boise Investments LLC) to service
776 this lease, and said notices must be in writing.

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Clean Premises Upon Termination, Etc.

The Lessee hereby agrees that upon the expiration or prior termination of this lease, the Lessee will promptly remove from the leased 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 possible by means of the use of broom and shovel.

Total number of pages of this lease & Addendum Clause

This lease consists of seventeen (17) pages together with an addendum, which is attached hereto, initialed by the parties and incorporated in this lease by reference. In case of conflict between the printed portion of this lease and the addendum, the term of the Addendum shall prevail. An exhibit may be a part of this lease covering inventory items within the space on the date of leasing.

INITIAL _____ 15/17 INITIAL _____

Building Effects

The lease shall be binding upon, and inure to the benefit of, Lessor (First Boise Investments LLC) and Lessee, their executors, administrators, heirs assigns or successors.

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

Hours of operations

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. Saturdays: _____; Sundays: _____

Lessee understand that the business must be opened during the business hours of the shopping center. Closing the business is considered a breach of the lease unless the duration of the closing period is approved in writing by the lessor or simply an emergency related to the lessee's health or issues totally beyond the lessee's control. If lessee continues to be closed for three (3) business days in a month, lessor has the right to ask for possession by sending lessee a written notice in writing. In this case the lease has been breached by lessee.

FURTHER TERMS AND CONDITIONS MADE A PART HEREOF

Addendum

- 1) Lessee shall transfer the utilities such as water __, gas __, trash __ and electric X to lessee's name within ____ days of signing of this lease. Lessor has the option to cut such utilities within the period indicated above.
- 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 # 500 is being accepted as is, except what is indicated on page two of this lease.
- 5) Parking of the employees cars may be redirected from the front to the back of this space by lessor by giving a written notice if in case the occupancy of the center is on the rise.
- 6) Lessor does ____ does not ____ have a master key to this location which will be used only in case of emergency for access.

IN WITNESS WHEREOF, the Lessor (First Boise Investments LLC) and the Lessee have respectively executed these presents this ____ day of ____, 2016

(First Boise Investments LLC, a Mississippi Limited Liability Company)

814 Mr. Jessie Wright _____

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824 Lessees hereby agrees that this lease is backed up by personal guaranty individually:

825 Personal Guaranty

826 FOR VALUE RECEIVED, the undersigned Georgette Moniek Hannah jointly and severally, endorse, guarantee and promise to pay to First Boise
827 Investments LLC. (Lessor), or it's assigns, all present and future indebtedness of the Commercial Lease dated herein, attached hereto, and all
828 extensions and renewals thereof (which extensions and renewals may be made in whatsoever form and without notice to or consent of the
829 undersigned), and all expenses, including reasonable attorney's fees and costs incurred in collecting said indebtedness and enforcing this guaranty, and
830 hereby agree that any payment on said indebtedness will operate to toll any statutes of limitation as to the undersigned hereunder, and hereby waive:

- 831 a. presentment, demand, notice of demand, protest, notice of protest, notice of default, and notice of non payments;
- 832 b. the right, if any, to the benefit of, or to direct application of, any security hypothecated to said Lessor, until all indebtedness of the maker
833 to said Lessor, howsoever arising, shall have been paid;
- 834 c. the right to require said Lessor to proceed against the Lessee or to pursue any other remedy in said Lessor's power; and
- 835 d. to the fullest extent permitted by law, all statutes of limitations; and agree that said Lessor may proceed against anyone or more of the
836 undersigned directly and independently of said Lessee, and that the cessation of the liability of said maker for any reason other than full payment, or
837 any extension, forbearance, change of rate of interest, or acceptance, release or substitution of security, or any impairment or suspension of said
838 Lessor's remedies or rights against said Lessee, shall not in any way affect the liability of the undersigned hereunder.

839 Should any litigation be commenced between the parties hereto or their personal representatives concerning any of the provisions of this
840 agreement or the rights and duties of any person in relation thereto, we agree to pay to the Lessor, in addition to such other relief as may be granted, a
841 reasonable sum as and for attorney's fees in such litigation, which shall be determined by the court in such litigation or in a separate action brought for
842 that purpose.

843 This agreement has been executed in and shall be governed by the laws of the State of Mississippi. Any litigation pertaining to this
844 agreement shall be commenced in Hinds County, Mississippi.

845 Lessee: With A Valid Driver's License _____ By: _____

846 It's: _____ Dated: _____

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848 Lessee: With A Valid Driver's License _____ By: _____

849 Dated: _____

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