

STANDARD COMMERCIAL LEASE

Date: 07/27/04

ADDRESS: 18374 US HWY 19 N. CLEARWATER, FL Lessee: MEDITERRANEAN FOOD & GIFT MARKET

LEASED AREA: APPROX 1400 SQ. FT. # 1575/MU Lessor: NATION LAND TRUST

TERM OF LEASE: 3 YEARS STARTING OCTOBER 1, 2004 CHECK NO:

The Lessee agrees to pay a base rental of \$1545/mo plus applicable tax, in advance without demand, deduction, reduction, offset recoupment or offset, on the first day of each month, a security deposit equal to 110% of the base rental, the last month's rent and a key deposit of \$25. The rights of each party under this lease are cumulative and the failure to promptly exercise any right given hereunder shall not forfeit any right and the terms of this lease shall not be construed more strictly against one party or the other. Lessor shall not be deemed liable or in default of this lease if such performance shall be delayed or prevented by strike, construction or purchase delay, interruption of utilities, occupancy of another tenant, war an act of God or any other matter outside Lessor's complete control. Lessee warrants it will not create a nuisance or waste or otherwise negatively impact the property, including its appearance, and shall promptly remedy and hold Lessor harmless from any and all environmental or other conditions caused by its use.

Prompt payment and faithful observance of this lease, and further rules as may hereafter be reasonably made by Lessor, are the conditions upon which the lease is made and accepted. Any charges against Lessee shall be considered as rent due and shall be included in any lien for rent as due and unpaid. Lessee agrees to provide and maintain uniform signage on or about the premises and will promptly reimburse Lessor for any costs related to Lessee's signage. Lessee shall promptly comply with all governmental requirements, including building and fire codes, and pay all related costs. Rent is a separate covenant and the parties waive trial by jury in all respects. Each month, Lessee shall promptly pay its pro-rata share, based upon overall leased space, for utilities, trash collection, real estate taxes maintenance, insurance, assessments and other charges reasonably allocated to the management and operation of the property. Lessee agrees to pay all reasonable expenses and attorney fees incurred by Lessor to enforce the lease terms.

Lessee shall not record or assign this lease, nor permit any part of the premises to be sublet or used for any other purpose than as stipulated herein nor make any alterations, including exterior painting, signs, awnings, or modifications without the prior written and absolutely discretionary (i.e., for any or no reason whatsoever) consent of Lessor. Lessee shall notify any contractor that the interest of Lessor shall not be subject to liens for improvements. All alterations, attached fixtures, wall coverings and other improvements will become property of Lessor, or at Lessors option Lessee shall reimburse Lessor for the cost of removing any such items. If the premises is not available for occupancy at the inception of lease or is damaged to such an extent as to render them wholly unfit for occupancy, then the lease period shall end unless in the reasonable estimation of Lessor the premises can be made available within 120 days from the date of such event, whereupon this lease shall end and Lessee shall be entitled to a pro-rata reduction of rent. Any liabilities of Lessor are limited to this property and shall end upon sales of property.

Lessee agrees to provide comprehensive liability insurance coverage, with a thirty days notice of cancellation to Lessor, insuring Lessor against any liability occasioned by accident on or about the premises and pay any increase in Lessor's insurance cost over basic commercial coverage caused by its tenancy and shall secure from its insurer a waiver of subrogation rights. Lessee covenants and agrees to indemnify and save Lessor and Lessor's designees harmless from and against any and all claims for damages or injuries to goods, merchandise, property and for any personal injury, business loss or loss of life in or about the premises even if occasioned by Lessor's negligence. Lessee also warrants that there are no brokers involved by Lessee. All personal property placed or moved into the premises shall be at the risk of Lessee or owner thereof and may be held as security should the Lessee be vacating or in default of any of the lease terms.

The premises are leased to Lessee solely for the following use and no other use can be made of the premises: FOOD & GIFT MARKET. Lessee hereby accepts the premises in the condition it is in at the beginning of this lease and agrees to maintain said premises in like new condition and to make good to Lessor for any damage to any fixture, appliance or appurtenance of said premises and of the building and reimburse Lessor the cost of cleaning, replacement of ceiling lights, damaged or worn carpeting, ceiling repair and painting the premises. Should Lessee not make a payment within ten days of date due, in addition to all other repairs, alterations or to exhibit said premises and perform Lessee's obligations on its behalf with the cost thereof due and payable as additional rent. Lessee agrees to relocate to equal or larger square footage space provided the terms remain as described herein.

Within ninety days of the lease expiration or upon Lessee's intent to vacate, Lessor may place for rent or for sale signs on the premises. Lessee shall notify Lessor by certified mail ninety days prior to the expiration of any lease term of Lessee's intention to vacate the premises, otherwise, this lease shall be extended for an additional one year period or a period equal to the initial lease term, whichever is greater, at the terms described herein. Lessor may nullify this extension by providing a notice to Lessee 30 days prior to the expiration of the lease. In the event Lessor initiates redevelopment of the property in which the leased area is a part Lessor shall have the right to end the lease period. In the event of a condemnation of all or any part of the premises, the Lessee shall have no interest in any award of payment resulting there from. Lessor shall have the right to subordinate this Lease to any mortgage placed on the property and Lessee shall deliver an estoppel letter to Lessor certifying the lease is in full force and effect within five days of request. In the event of default or vacating the premises Lessor shall have the right without charge to use the premises for storage purposes and may lease the premises to a third party and will credit any rent collected to Lessee. Vacating the premises for the purpose of this lease shall include Lessee not maintaining telephone or any other utilities.

* SEE ADDENDUM "A" 21 / AND LAST MONTH'S RENT

Rent and any additional costs are due and payable on the first of each month. For any month that the Lessee does not pay any portion of any amount due within five days of the due date, there shall be a late charge of ten percent of the balance due and thereafter a daily charge of \$10.00 up to the maximum amount allowed by law until full payment is received. Any payments made shall be credited towards the oldest liability and Lessee agrees to pay Lessor \$25 for any checks returned for insufficient funds. The monthly rental, security deposit and any other charges described herein will increase annually at the rate of five percent over the final month of any lease year. All notices are to be sent to Lessee at the address of the leased premises described herein and to Lessor at the address below unless otherwise requested in writing. Lessor is authorized to obtain credit information regarding the undersigned and should this information be unsatisfactory to Lessor, Lessor may cancel this lease. Lessor shall have the right within thirty days after receipt to cancel this agreement. The undersigned Lessee individually guarantee the performance of the lease and all related payments and acknowledge that this is the entire agreement and supersedes all previous agreements between the parties. In the event Lessee fails to return all keys and vacate the premises on or before the expiration of this agreement Lessee shall pay twice the monthly rental rate until this is done.

RADON GAS - Notice to Prospective Tenant Pursuant to Section 404.056(8), Florida Statutes: Radon is a naturally occurring radioactive gas that when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

Witness: Vincent Tanaka, Print Name: Vincent Tanaka, Lessee: Elie I. Ayoub, Print Name: ELIE I. AYYOUB, Witness: Bobbie Allen, Print Name: Bobbie Allen, Witness: [Signature], Print Name: [Blank], Lessee: [Signature], Print Name: [Blank], Witness: [Signature], Print Name: [Blank], Lessee: Lenora Jacobs, Trustee, Print Name: LENORA JACOBS, Witness: [Signature], Print Name: Vincent Tanaka, Lessee: [Signature], Print Name: [Blank]

Make check payable and remit to: First Florida Business Consultants, Inc. 12360 66th Street North, Largo, Florida 33773

ACL 7/20/04

dkh

Addendum

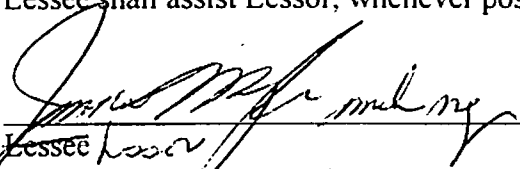
To Lease Agreement dated July 27, 2004


Lessee: Mediterranean Food Market
Lessor: Rite on Land Trust
Leased Premises: Approx. 1400 square feet
Address: 18374 U.S. Highway 19 North, Clearwater, Fl.

Effective October 1, 2009 the lease shall be renewed for a (5) five-year period. In the first lease year, the base lease rent, including CAM, shall be \$ 2,000.00 per month and shall increase at a rate of five percent (5 %), at the end of the second year.

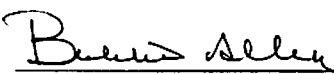
Tenant shall have, so long as the Lease is in good and current standing and all rental has been paid on a timely basis, the right to renew this lease upon the same terms and conditions as set forth in the lease..

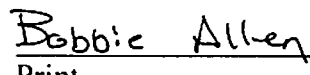
Lessee shall assist Lessor, whenever possible, with leasing referrals.



Lessee


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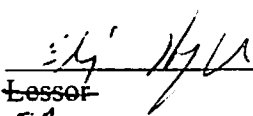


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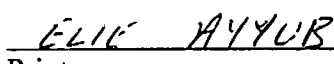
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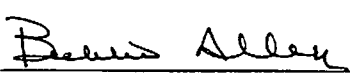
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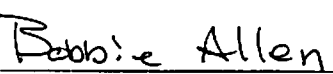


Lessor

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