

STANDARD COMMERCIAL LEASE

ADDRESS: 18370 US 11 N LESSEE: First Florida Management, LLP DATE: 9/18/09
LEASED AREA: 1,100 square feet net LESSOR: John R. Montesi
TERM OF LEASE: September 28, 2009 - September 28, 2012 CHECK NO:

The Lessee agrees to pay a base rental of \$ 1,200.00 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 performance shall be delayed or prevented by strike, construction or purchase delay, interruption of utilities, occupancy of another tenant, war, 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 code violations, and promptly pay all related fines. 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 and in the event a judgment is awarded to enforce this agreement it shall bear interest at the annual rate of 18%.

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. Upon lease assignment, Lessee shall pay Lessor an assignment fee of \$500. 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 Lessor's option, Lessee shall reimburse Lessor for the cost of removing any such items. If the premises are 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 150 days from the date of such event. Any liabilities of Lessor are limited to this property and shall end upon sale of property. In the event that during the term of this agreement any portion of the Lessee's premises is taken by eminent domain, it is agreed that the Lessee shall not be entitled to any proceeds awarded to property owner.

Lessee agrees to provide comprehensive liability insurance coverage of at least \$1 million, with a thirty day notice of cancellation to Lessor, insuring Lessor against any liability occasioned by accident on or about the premises with rent interruption insurance with Lessor as payee 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. Lessee agrees to pay for all utilities and keep all utilities fully operational during entire lease period.

The premises are leased exclusively as a: Skate shop and clothing store. 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 any required payment in full, within ten days of date due, Lessor may accelerate all rents remaining for the lease term. Lessor may enter the premises to make 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. If Lessee remains in possession of the premises or has not delivered to Lessor all the keys to the premises after the end of the lease period, Lessee shall be deemed to be occupying the premises as a Lessee in surfferance and shall pay twice the monthly rental rate and in no event shall there be any renewal of this lease. Lessee shall indemnify Lessor against loss or liability resulting from delay by Lessee in surrendering the premises including, without limitation, any claims made by any succeeding Lessee occupancy founded on such delay. 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 therefrom. 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. Should the premises be vacated, leased, or sub-leased to any other party during the lease period, Lessee shall promptly pay Lessor an additional fee in the amount of the current base rental. Vacating the premises for the purpose of this lease shall include Lessee not maintaining telephone service or any utilities to the premises.

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 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 last month's rent 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. 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. The undersigned corporate signatories and individuals personally guarantee the performance of this agreement and all payments described herein. This is the entire agreement between the parties: any modifications must be by mutual consent and in writing.

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. More information regarding radon and radon testing may be obtained from your county public health unit.

Witness lines and signatures for Dan Snyder, including Print Name fields.

Lessee signature line for John R. Montesi, Print Name, Home Address (6906 Jones Rd address 33556 FL), ACCEPTANCE BY: FIRST FLORIDA MANAGEMENT, LLP Agent.