## LEASE AGREEMENT

City/State/Zip Dania Beach, FL  City/State/Zip Dania Beach, FL  County Broward    County Broward   County Broward	
City/State/Zip Dania Beach, FL County Broward  Lessor represents that the parking lot, vacant land or commonly occupied premises as listed above is owned by the grants Lessee the exclusive right to operate a Retail Fireworks Tent as an outlet on these premises for the selling petent, delivery of product, set-up and necessary inspections as well as dismantling of same jav-treasonable period of time beford, and after the selling petent, delivery of product, set-up and necessary inspections as well as dismantling of same jav-treasonable period of incommon the right to void this lesse if the above described property is sold to apply 30 or entity unaffillated in a Lessor or actually developed for any purpose other than the sale of fireworks by proyiding 30 gays written notice to this capacity of the control of the providing and providing and part of the capacity of the c	
grants Lessee the exclusive right to operate a Retail Fireworks lent as an outset on these targets or the setting.  26th to DEC, 31 <sup>st</sup> and JUNE 26 <sup>th</sup> to JULY 4 <sup>rt</sup> , plus a reasonable period of time before affect after the selling petent, delivery of product, set-up and necessary inspections as well as dismantling of sarge. As gestionable period of exceed ten (10) business days.  Lessor will have the right to void this lease if the above described property is sold to after 30 period of the sessor or actually developed for any purpose other than the sale of freeworks by proyiding 50 days written notice to the Lessor understands the Lessee will have a Tent erected on property. 20, Storage Container, a Port-A-Let, and Generator during the leased period.  In return, Lessee agrees to the following terms and conditions:  1) Provide liability insurance coverage and post with Lessor, prior to occupancy, a certificate of insurance evil insurance in force covering the erection and operation on the retail outlet. Said insurance shift name the Less insured and Lessor shall be held harmless from any claims arising from the maintenance and operation of the coverage will be in the amount of \$1,000,000.00.  2) Pay any and all costs involved in the erection, maintenance and operation of the outle, and Lessee, shall gup premises will be returned to its original condition.  3) Obtain and pay for all necessary permits and licenses required by law and post with local actually and debris bonds which might be required and guarantee that all laws and regulations will be achieved to the law of the volonts is prohibited by the local government entity with jurisdiction over the premises, then this is automatically becomes null and void.  3) Gross Termsi of Annual Lesse  4) Pay the Lessor the Net Terms of Lesse within 10 days prior to the start of the "Selling Period."  3) Adeposi is applied to the Net Terms of Lesse within 10 days prior to the start of the "Selling Period."  3) This Acreements Annual Lesse  4) This Acreements Annual Les	
Lessor will have the right to void this lease if the above described property is sold to approach to a classor or actually developed for any purpose other than the sale of fireworks by providing 30 days written notice to the Lessor understands the Lessee will have a Tent erected on property. 20's forage Cortainer, a Port-A-Let, and Generator during the leased period.  In return, Lessee agrees to the following terms and conditions:  1) Provide liability insurance coverage and post with Lessor, prior to occupancy, a certificate of Insurance shall be neith harmless from any claims arising from the maintenance and lessor shall be held harmless from any claims arising from the maintenance of occupancy and all costs involved in the erection, maintenance and operation of the outlet and Lessee, shall gue premises will be returned to its original condition.  3) Obtain and pay for all necessary permits and licenses required by law and post with localizations bonds which might be required and guarantee that all laws and requisitions will be adhered to automatically becomes null and void.  4) If the sale of fireworks is prohibited by the local government entity with jurisdiction over the premises, then this I automatically becomes null and void.  5) Pay the Lessor the Net Terms of Lease within 10 days prior to the start of the "Selling Period."  7) Adeposit is applied to the Net Terms of Lease within 10 days prior to the start of the "Selling Period."  8) This Lease shall be automatically renewed on the same ferms and conditions as self-orth above, for each sease unless cancelled by either party prior to January 1 of the general to be paid with the execution of this Lease lost and prior to January 1 of the general to this agreement shall be in writing and ships and the security of the search of the season of the seas	eriod for erecting
Lessor or actually developed for any purpose other than the sale of lireworks by pryinging set days wither holder on lessor understands the Lessee will have a Tent erected on property. 20 Storage Container, a Port-A-Let, and Generator during the leased period.  In return, Lessee agrees to the following terms and conditions:  1) Provide liability insurance coverage and post with Lessor, prior to occupancy, a certificate of Insurance evil Insurance in force covering the erection and operation on the retail outlet. Said insurance shall name the Less insured and Lessor shall be held harmless from any claims arising from the maintenances of certainorist the occupacy will be in the amount of \$1,000,000.00.  2) Pay any and all costs involved in the erection, maintenance and operation of the outlet and Lessee, shall gue premises will be returned to its original condition.  3) Obtain and pay for all necessary permits and licenses required by law and post with localization transport of the intervences is prohibited by the local government entity with jurisdiction over the premises, then this I automatically becomes null and void.  3) Gross Terms of Annual Lease paid for July 4" and figure 31".  4) Pay the Lessor the Net Terms of Lease within 10 days prior to the start of the "Selling Pend".  5) A deposit is applied to the Net Terms of Lease in the amount of a 10 be paid withing execution of this Lease and sease unless cancelled by either party prior to January 1 of theignewal year.  All notices or other communications required or permitted to be given pursuant to this Agreement shall be in writing and shall duly given (a) on the date of delivery, if hand delivered; or (b) after two (2) days if sent by Agreement shall be in writing and shall duly given (a) on the date of delivery, if hand delivered; or (b) after two (2) days if sent by Agriationally recognized agreement shall not be construed against the definer.  5) Should any litigation ensue between the parties regarding their folloped that their first parties to this	any way with the
Cenerator during the leased period.  In return, Lessee agrees to the following terms and conditions:  1) Provide liability insurance coverage and post with Lessor, prior to occupancy, a certificate of Insurance evil Insurance in force covering the erection and operation on the retail outlet. Said insurance is still iname the Less insured and Lessor shall be held harmless from any claims arising from the maintenance or obsertions of the overage will be in the amount of \$1,000,000.00.  2) Pay any and all costs involved in the erection, maintenance and operation of the outlet and Lessee, shall gupremises will be returned to its original condition.  3) Obtain and pay for all necessary permits and licenses required by law and post with local authority and debris bonds which might be required and guarantee that all laws and regulations will be adhered to the same shall be automatically becomes null and void.  5) If the sale of fireworks is prohibited by the local government entity with jurisdiction over the premises, then this is automatically becomes null and void.  6) Pay the Lessor the Net Terms of Lease within 10 days prior to the start of the "Selling Pends".  7) A deposit is applied to the Net Terms of Lease in the amount of the same to the "Selling Pends".  8) This lease shall be automatically renewed on the same terms and conditions as set form above, for each seas unless cancelled by either party prior to January 1 of the general documents are the same terms and conditions as set form above, for each sease unless cancelled by either party prior to January 1 of the general to this Agreement shall be in writing and shall during every charges prepald, and if to the Lessor to Pania GSM Corp, 1111 Ling fir Rd #400, Milami Beach, Scott Welson, FL 33226. Contact numbers are Phone: 754-422-2851 or Facsimile Number 1896-659-3157.  8) Both parties to this agreement have had the opportunity to consult with their counseless between the parties regarding their folionity of the trial level and on appeal.  8) Lessor Inform	d a Light Tower
In return, Lessee agrees to the following terms and conditions:  1. Provide liability insurance coverage and post with Lessor, prior to occupancy, a certificate of Insurance evinsurance in force covering the erection and operation on the retail outlet. Said insurance shill have coverage will be in the amount of \$1,000,000.00.  2. Pay any and all costs involved in the erection, maintenance and operation of the outlet and Lesse, shall gupremises will be returned to its original condition.  3. Obtain and pay for all necessary permits and licenses required by law and post with local authority and debris bonds which might be required and guarantee that all laws and requisitions will be adhered to life the sale of fireworks is prohibited by the local government entity with jurisdiction over the premises, then this law to maintainly becomes null and void.  3. Oras Terms of Annual Lease for the sale within 10 days prior to the start of the "Selling Period".  4. Adeposit is applied to the Net Terms of Lease within 10 days prior to the start of the "Selling Period".  5. A deposit is applied to the Net Terms of Lease in the amount of to be paid with the execution of this Lease This AGREEMENT CONTINGENT UPON LESSEE SECURING LOCAL AND STATE LICENSES.  9. This lease shall be automatically renewed on the same terms and conditions as set form above, for each seas unless cancelled by either party prior to January 1 of the genewal year.  All notices or other communications required on-permitted to be given pursuant to this Agreement shall be in writing and sha aduly given (a) on the date of delivery, if hand celivered; or (b) after two (2) days if sent by agreement shall be in writing and sha aduly given (a) on the date of delivery, if hand celivered; or (b) after two (2) days if sent by agreement shall be in writing and sha aduly given (a) on the date of delivery, if hand celivered; or (b) after two (2) days if sent by agreement shall be in writing and the proper shall be in writing and shall have exclusive very every of the st	
of Broward County, Florida shall have exclusive venue over such dispute. If any litigation arises between the parties to the prevailing party shall be entitled to recover its legal fees from the losing party at the trial level and on appeal.  LESSOR INFORMATION  Name Dania GSM Corp  Address 1111 Lincoln Rd #400 Dania GSM Corp, 1111 Lincoln Rd. #400, Miami Beach, FL 33 City/State/Zlp Miami Beach, FL 33139  Phone 305-608-5550  Tax ID #: 03-0542224	putlet. Insurance parameter that the corperformance lease agreement lease agre
Name         Dania GSM Corp           Address         1111 Lincoln Rd #400         Dania GSM Corp. 1111 Lincoln Rd. #400, Miami Beach, FL 33           City/State/Zlp         Miami Beach, FL 33139           Phone         305-608-5550           Tax ID #:         03-0542224	nereof, the Courts is agreement, the
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Phone 305-608-5550  Tax ID #: 03-0542224	3139
Tax ID #: 03-0542224 / Scott Weinberg, Corp Rep	
Scott Weinberg, Corp Rep	
. / / / /	4/3/13 Date
LESSEE Signature  LESSEE Print Name	(g   3   13 (