

LEASE AGREEMENT

THIS AGREEMENT IS MADE BETWEEN Dania GSM Corp as Lessor with FIREWORKS LADY & CO., LLC (Lessee), for the purpose of allowing the retail sale of State Approved fireworks from the following premises:

Address 1301 S. Federal Highway Cross Streets Federal Highway & 13th Street
City/State/Zip Dania Beach, FL County Broward

- 1) Lessor represents that the parking lot, vacant land or commonly occupied premises as listed above is owned by the Lessor. Lessor grants Lessee the exclusive right to operate a Retail Fireworks Tent as an outlet on these premises for the "selling period" of DEC. 26th to DEC. 31st and JUNE 26th to JULY 4th, plus a reasonable period of time before and after the selling period for erecting tent, delivery of product, set-up and necessary inspections as well as dismantling of same. A reasonable period of time should not exceed ten (10) business days.
- 2) Lessor will have the right to void this lease if the above described property is sold to a person or entity unaffiliated in any way with the Lessor or actually developed for any purpose other than the sale of fireworks by providing 90 days written notice to the Lessee.
- 3) Lessor understands the Lessee will have a Tent erected on property, 20' Storage Container, a Port-A-Let, and a Light Tower 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 evidencing Liability Insurance in force covering the erection and operation on the retail outlet. Said insurance shall name the Lessor as additional insured and Lessor shall be held harmless from any claims arising from the maintenance or operation of the outlet. Insurance 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 Lessee shall guarantee that the 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 authority and debris or performance bonds which might be required and guarantee that all laws and regulations will be adhered to.
- 4) If the sale of fireworks is prohibited by the local government entity with jurisdiction over the premises, then this lease agreement automatically becomes null and void.
- 5) Gross Terms of Annual Lease paid \$ for July 4th and for Dec 31st.
- 6) Pay the Lessor the Net Terms of Lease within 10 days prior to the start of the "Selling Period".
- 7) A deposit is applied to the Net Terms of Lease in the amount of to be paid with the execution of this Lease.
- 8) 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 forth above, for each season unless cancelled by either party prior to January 1 of the renewal year.

All notices or other communications required or permitted to be given pursuant to this Agreement shall be in writing and shall be considered as duly given (a) on the date of delivery, if hand delivered; or (b) after two (2) days if sent by a nationally recognized express courier service, postage or delivery charges prepaid, and if to the Lessor to Dania GSM Corp, 1111 Lincoln Rd #400, Miami Beach, FL 33139, Attn: Scott Weinberg, 305-608-5550 phone, 305-675-2676 fax and if to the Lessee to Fireworks Lady & Co., LLC, 546 WoodGate Circle, Weston, FL 33326. Contact numbers are Phone: 754-422-2861 or Facsimile Number is 854-659-3157.

Both parties to this agreement have had the opportunity to consult with their counsel of choice and any ambiguity contained in this agreement shall not be construed against the drafter.

Should any litigation ensue between the parties regarding their obligations under this agreement or any alleged breach thereof, the Courts of Broward County, Florida shall have exclusive venue over such dispute. If any litigation arises between the parties to this agreement, 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
City/State/Zip Miami Beach, FL 33139
Phone 305-608-5550
Tax ID #: 03-0542224

ADDITIONAL INSURED INFORMATION

Dania GSM Corp, 1111 Lincoln Rd. #400, Miami Beach, FL 33139

[Signature]
LESSOR Signature

Scott Weinberg, Corp Rep 4/3/13
LESSOR Print Name Date

[Signature]
LESSEE Signature

Patricia Taine 4/3/13
LESSEE Print Name Date