**Wainwright Building Lease**

This Lease, made the **20th day** of **September 2010**.

1. PARTIES:

 By and between the Wainwright Co. (“Landlord”), a Virginia Limited Liability Company, having an office at 229 W. Bute St. Norfolk, VA #450 and **Ethan O’Toole and Geoff Parsons DBA as 757 Labs**, hereinafter called “Tenant”.

2. WITNESSETH:

 That Landlord does hereby lease and demise unto Tenant those certain demised premises in the building known as The Wainwright Building, such demised premises being more particularly described as the following: **Ground floor space identified at G-2**

3. TERM: For the term of **1 Year**

 Beginning **January 1, 2011**

 And ending **December 31, 2012**

4. PURPOSE: For the purpose of conducting therein:

**Office Space for Computer Hardware/Software Designs**

5. BASE RENT:

Landlord reserves and Tenant covenants to pay to Landlord base rent for said premises the sum of **$12,480.00** over the term, payable in monthly installments beginning at **$1,040** each in advance on the first day of each month during the term hereof, without demand being made therefore.

**RENT TO COMMENCE** - **January 1, 2011**

1. RENEWAL:

It is agreed that unless Landlord gives Tenant, or Tenant gives Landlord, written notice of any intention to terminate this lease at least **30** days before the end of the original or any renewal term of this lease, this lease shall renew itself on a **Annual Basis**, until terminated by such notice, at the current existent rental rate and subject to all covenants, provisions, increases and conditions herein contained.

1. PAYMENT OF RENT:

Tenant covenants to pay said rent to Landlord in the manner above appointed, at **Wainwright Co. LLC**

**229 West Bute Street Suite 450 Norfolk, VA 23510**

Or such other place as Landlord may from time to time designated in writing. Tenant waives the benefit of his homestead exemptions as to this contract.

The parties hereto, for themselves, their heirs, personal representatives, successors

And assigns, covenant and agree as follows:

8. POSSESSION:

If Landlord, for any reason other than it’s own willful act is unable to deliver possession of the demised premises to Tenant at the beginning of the term hereof, this lease shall not be affected or impaired in any way except as herein expressly provided, and Landlord shall not be liable to Tenant for any loss or damage resulting therefrom or caused thereby. In such event the rent reserved herein shall not become due and payable until the date on which Landlord gives tenant written notice that Tenant can take possession of the demised premises. It is understood between the parties hereto that if Landlord for any reason other than its own willful act is unable to deliver possession within 30 days of the demised premises to Tenant, then upon the return of any deposit made hereunder no party hereof shall have liability to any other party hereof. If possession is delivered on a day other than the first day of any month, Tenant shall pay pro rated rent for the resulting partial month (at the time of delivery of possession).

9. ASSIGNMENT OR SUBLEASE ETC.

Tenant will not, without the prior written consent of Landlord, which will not be unreasonably withheld, assign, mortgage, transfer, pledge or encumber this lease or sublet all or any part of the demised premises. Any consent by landlord to any act of

 Assignment or subletting shall be held to apply only to the specific transaction thereby authorized, and such consent shall not be construed as a waiver of the duty of the tenant to obtain such consent to any other assignment or subletting. Also, any consent by Landlord to any act of assignment or subletting shall not be construed as a waiver or a release of Tenant from the terms of any covenant or obligation under this lease nor shall the collection or acceptance of rent from any such assignee, subtenant, or other occupant constitute a waiver or release of Tenant of any covenant or obligation contained in this lease. Any violation of any provision by occupant under tenant shall be deemed a violation of such provision by Tenant in event that Tenant defaults hereunder, Tenant hereby assigns to Landlord the rent due from any subtenant or Tenant and hereby authorizes each such subtenant to pay said rent directly to Landlord.

10. TENANT CARE, ALTERATIONS, ETC.

Tenant covenants that during the term it will take care of the demised premises and the fixtures and equipment therein and at its sole cost and expense keep the same in good condition and repair throughout the term, making such replacements as may be necessary, and at the expiration of the term remove any installations or improvements it made which Landlord wishes removed and deliver up the demised premises in as good order and condition as the same were in at the time possession thereof was delivered to Tenant, ORDINARY WEAR AND TEAR and damage caused by fire or other unavoidable casualty EXCEPTED. Tenant shall make no alterations, additions, or improvements to the demised premises without Landlord’s prior written consent. All alternations, additions, and improvements made to the demised premises whether by Landlord or by tenant, except MOVEABLE OFFICE FURNITURE AND EQUIPMENT PUT IN AT TENANT’S EXPENSE, shall be the property of Landlord and shall remain upon and be surrendered with the demised premises at the termination of this lease. All damage and injury to the demised premises, its fixtures, appurtenances and equipment, and to the Building, its fixtures, appurtenances and equipment, caused by Tenant, it’s servants, employees, agents, independent contractors or satisfaction by Tenant at Tenant’s sole cost and expense. All installations, repairs, restorations and replacements shall be equal in quality to the original work.

11. LANDLORD SERVICES:

Landlord will furnish the demised premises, without additional charge: water, sewer, electricity for lighting and for ordinary business machines of the type reasonable approved by Landlord (unless otherwise noted), and heating and air conditioning during business hours in such seasons of the year as the same shall be reasonably necessary Sundays and holidays being expressly excepted. In the event of interruption or suspension of any service however caused, Landlord shall restore such service with reasonable dispatch. Tenant shall not use any method of heating or cooling the demised premises other than that provided by Landlord. “Dedicated” electrical lines for computers are to be installed at Tenants expense.

12. HOURS OF OPERATION:

The Building shall remain open during regular business hours daily, Sundays and holidays excepted, and Landlord agrees that it will furnish automatic elevator services during such hours. Landlord, however, may suspend the use of the elevators at any time or times for the purpose of making such repairs or improvements thereto as Landlord deems desirable without liability to Tenant or anyone else for any interruption of elevator service, however caused. At the sole discretion of the Landlord, the hours of operation for the building can be altered to include Saturday afternoons, Sundays and weeknights.

13. LIGHT BULBS:

Landlord shall furnish electric light bulbs in the fixtures installed by it at the time Tenant takes possession of the demised premises, and at no time thereafter.

14. LOSS OF PROPERTY:

Landlord shall not be liable for any documents, records, monies, goods or personal property of any kind belonging to Tenant; its agents, servants, employees or visitors, in and upon the demised premises.

15. RULES AND REGULATIONS:

Tenant, its agents, servants and invites, shall observe faithfully and comply strictly with the rules and regulations set fourth of schedule. A designated “Building Rules and Regulations” attached hereto, and by this reference made a part hereof. Landlord shall have the right from time to time during the term of this lease to make reasonable changes and additions to said rules and regulations, provided such changes and additions do not unreasonable affect the conduct of Tenant’s business and provided Tenant is provided reasonable notice of such changes. Any failure by Landlord to enforce any said rules and regulations, now or hereinafter in effect, either against tenant or any other Tenant in building shall not constitute a waiver of such rules and regulations.

16. DAMAGE, DESTRUCTION AND RESTORATION:

If the building shall be damaged by fire, elements or other casualty to such an extent that more than 90 working days of 8 hours each shall be required to restore the Building Landlord shall have the right to cancel this lease by giving to Tenant written notice of it’s intention so to do within 30 days after such damage occurs. If the demised premises are damages by fire, elements or other casualty to such an extent that more than 30 working days of 8 hours each day shall be required to restore the demised premises, either Landlord or Tenant shall have the right to cancel this lease by giving to the other written notice of it’s intention so to do within 30 days after such damage occurs, provided however, that if such damage is the result of the act or omission to act of Tenant, it’s servants, employees, agents or authorized users. Tenant shall forfeit its option to cancel. If this lease is not canceled as foresaid, Landlord shall cause the Building and the premises to be restored with reasonable dispatch and the rental due shall be equitable and proportionately abated, according to the loss of use of the demised premises shall have been restored to tenantable condition; provided, however, that if said damage is the result of any act or omission to act of Tenant, it’s servants, employees, agents or authorized users, the rent shall not be abated and Tenant shall continue to pay full rent as hereinbefore set forth.

17. CONDEMNATION PROCEEDINGS:

If the whole or any part of the Building, shall be taken or condemned (or sold pursuant to the threat of such taking) by a competent authority for any public or quasi-public use or purpose, the term of this lease at the option of either party hereto, shall cease and terminate from the date when the possession is delivered to the condemning authority. In no event shall Tenant have any claim against Landlord for the value of any un-expired term of this lease, but the rent and any other monetary obligations of Tenant hereunder shall be adapted as of the date of such termination.

18. DEFAULT:

In the event Tenant defaults for a period of 10 days in paying any installment of rent due hereunder or in performing any of the terms, covenants, conditions, or provisions hereof binding upon Tenant, or in observing or performing any of the rules and regulations set forth in paragraph 15 hereof, as the same may be amended from time to time, or in the event there shall be filed by or against tenant in any court a petition in bankruptcy or insolvency, or for tenants reorganization, or for the appointment of a receiver or trustee for all or a portion of tenants property and tenant fails to secure a discharge thereof within 30 days, or if tenant makes an assignment for the benefit of the creditors, or if tenant abandons or deserts the demised premises, Landlord shall have the right, in addition to all other rights and remedies provided by law, to re-enter the demised premises peacefully or by force, with or without process of law, and to take possession of the demised premises and to terminate this lease. No such termination of this lease nor recovering possession of the demised premises, however, shall deprive Landlord of any action or remedy against Tenant for possession, rent (accrued or to accrue) or damages, nor constitute a waiver of any lien of Landlord on the property of Tenant, and Landlord may (but shall not be obligated to) relet the demised premises in whole or in part for the unexpired portion of the term and tenant shall be obligated to reimburse landlord for all of its expenses in connection with such retaking and reletting, including any loss of rental which might result.

19. LATE PAYMENT:

If Tenant fails to pay any installment of rent on or before the **fifth (5th)** day of the calendar month when such installment becomes due and payable, Tenant shall pay to Landlord a late charge of **10%** of the monthly rent. Such late charges and interest shall constitute additional rent hereunder due and payable with the next monthly installment of rent.

20. LIEN ON PERSONAL PROPERTY:

Tenant agrees that all personal property of Tenant moved into the demised premises shall be free and clear of all liens or encumbrances. Landlord shall have a lien upon all such personal property of Tenant, for security for the rent and other obligations of Tenant herein provided. In order to perfect and enforce said lien, Landlord may at any time after default in the payment of rent or default of other obligations exercise any and all rights available to Landlord under Virginia Law.

21. LANDLORD’S LIABILITY:

Landlord shall not be responsible for any unknown latent defect in, deterioration of, or change in the condition of the building or demised premises or for any damage resulting therefrom, whether to person or property. Landlord shall not be liable for loss to any property of Tenant as the result of theft or misplacement unless caused by Landlord, its agents, employees, independent contractors or invitees. Landlord shall not be liable for any death, injury, or loss or damage to persons or property, however caused, whether (without limitation) caused by or resulting from falling plaster, dampness, overflow or leakage or obstruction of pipes or other facilities, unless such death, injury or damage shall be caused by the negligence or willful act of the Landlord. The enumeration, in this paragraph of causes for which Landlord shall not be liable is in no way to be construed as imposing liability on Landlord in respect of causes not enumerated or as an increase of any of Landlord’s obligations under this lease.

22. ZONING:

Landlord assumes no responsibility for ascertaining that the property is zoned for the use in conforming to the use clause in this lease.

23. NOTICE OF ACCIDENT OR DEFECT:

Tenant shall give the Landlord immediate notice of any accident to or occurring in and of any known defects in the demised premises or the Building, including fire, accident involving a person, and accident to or defects in the water pipes, electric wires, elevator and heating and cooling apparatus, which defects shall thereupon be remedied by Landlord with due diligence unless caused by acts or omissions of Tenant, it’s agents, servants, employees, independent contractors or visitors, in which case the necessary repairs thereto shall be made as provided in paragraph 16 hereof.

24. LANDLORD’S REPAIRS AND RIGHTS OF ENTRY:

 Landlord and Landlord’s agents, employees and independent contractors shall, unless an emergency, give notice and request the right to enter the demised premises, to examine the same and to show them to prospective purchasers or tenants of the Building, or any portion thereof, and to make such decorations, repairs, alterations, improvements or additions as Landlord deems desirable, and Landlord and Landlord’s agents, employees and independent contractors shall be allowed to take all material into and upon the demised premises that may be required therefore without the same constituting an eviction of Tenant in whole or in part provided that Tenant’s use of the demised premises is not substantially impaired and the rent reserved shall in no wise abate while such decorations, repairs, alterations, improvements, or additions are being made, by reason of loss or interruption of the use of the demised premises by Tenant or otherwise, provided, that Tenant’s use of the demised premises is not substantially impaired. During the six months prior to the expiration of this lease, Landlord may exhibit the demised premises to prospective tenants thereof, and place upon the demised premises the usual notices “TO LET”, which notices Tenant shall permit to remain thereon without molestations.

25. INSURANCE:

Tenant will not conduct or permit to be conducted, any activity, or place any equipment in or about the demised premises or the Building, and if any increase in the rate of fire insurance or other insurance on the Building is stated by any insurance company or by the applicable Insurance Rating Bureau to be due to any activity or equipment of Tenant in or about the demised premises or the Building, such statement shall be conclusive evidence that the increase in such rate is due to such activity or equipment and as a result thereof, Tenant evidence that the increase in such rate is due to such activity, or equipment and as a result thereof, Tenant shall be liable for such increase and shall reimburse Landlord, and any such sum shall be considered additional rent payable hereunder. Tenant shall carry public liability insurance with a company or companies licensed to do business in the Common Wealth of Virginia, said insurance (1) shall be in the amount appropriate for tenants endeavors, (2) shall name Landlord and if required by Landlord, any bank, insurance company or other intuitional lender providing, financing in connection with the construction, development or operation of the Building, as additional insures, as their interests may appear, and (3) shall contain an endorsement that such policy shall remain in full force and effect not withstanding that the insured was waived his right of action against any party prior to the occurrence of a loss. Receipts evidencing payment for said, insurance shall be delivered to Landlord annually by Tenant and each policy shall contain an endorsement that will prohibit its cancellation prior to the expiration of fifteen (15) days after notice of such proposed cancellation to Landlord.

26. NOTICE:

Any notice herein provided to be given by Tenant to Landlord, shall be deemed to be given when duly posted in the United States registered or certified mail addressed to Landlord as aforesaid, and any notice herein provided from Landlord to Tenant shall be deemed to be given if delivered in person, to Tenant or when duly posted in the United States, registered or certified mail addressed to Tenant at **229 Bute Street, Suite #630, Norfolk, VA 23510.**

27. NON-WAIVER OF CONDITIONS:

No act or thing done by Landlord or Landlord’s agents or employees during the term hereof shall be deemed an acceptance of a surrender of the demised premises, save and except an agreement to accept such surrender in writing and signed by Landlord. Tenant agrees that failure of Landlord to insist upon strict observance of any of the terms or conditions hereof at any time shall not be deemed a waiver of its right to insist on strict observance thereafter.

28. SUBORDINATION:

This lease is subject and subordinate to all ground or underlying leases and to all mortgages or deeds of trust which may now or hereafter affect such leases, the Building or the land on which the Building is situated, and to all renewals, modifications, replacements and extensions thereof. The foregoing provisions shall be self operative and no further instrument of subordination shall be required by any mortgage or other interested party provided, however, that in confirmation of such subordination Tenant shall, upon request of Landlord, execute and deliver, in record able form, any instrument of subordination requested by Landlord, and hereby constitutes and appoints Landlord, the foregoing to the contrary not withstanding, in the event of a (1) sale or other transfer of the demised premises or (2) foreclosure under any such mortgage or deed of trust, the Landlord shall cause the purchasee or the holder of the note secured thereby or the purchaser at such foreclosure sale, as the case may be to recognize this lease and Tenant’s rights hereunder, provided, that Tenant is not in default hereunder at the time of such sale, transfer or foreclosure. Any such mortgage or deed of trust may, at any time, at the request of the holder of the note secured thereby be subordinated to this lease.

29. SECURITY DEPOSIT:

For the purpose of securing prompt and faithful performance by Tenant of all and singular Tenant’s agreements, covenants and obligations hereunder, Tenant, upon the execution hereof, has deposited with Landlord the sum of **$1,000.00** the receipt hereof is hereby acknowledged, which is to be held by Landlord during the term hereof, Landlord may, but shall not be required to, invest the security deposit or any part thereof in a savings account, or in a federally-insured savings and loan association, or in securities of the United States Government or instrumentalities thereof. If and when all Tenant’s agreements, covenants and obligations hereunder shall have been fully performed, Landlord shall promptly turn over to Tenant all the funds, then comprising said security deposit. If tenant defaults in performing any of Tenant’s agreements, covenants or obligations hereunder, landlord may (but shall not be required to), from time to time, use and apply so much of said security deposit as shall be necessary to cure such default and in such event, Tenant shall within 5 days after demand thereof, restore said fund to the amount immediately prior to such withdrawal. It is intended and agreed that said security deposit shall remain intact throughout the term and any renewal of this lease, but nothing herein shall in any way alter, affect or impair Landlord’s right to compel the prompt and faithful performance of all and singular Tenant’s agreements, covenants and obligations.

30. WAIVER OF JURY:

In so far as permitted by law, Landlord and Tenant waive trial by jury in any action or proceeding or counterclaim between the parties hereto or their successors, arising out of or in any way connected with this lease or any of its provisions, Tenant’s use or occupancy of the demised premises, and/or any claim of injury or damage.

31. OBSERVANCE OF COVENANTS:

If Tenant remains in default 30 days after receiving written notice from Landlord, in the observance or performance of any provision or covenant on Tenant’s part to be observed or performed under this lease, landlord (in addition to all other remedies herein or by law provided) may, immediately or at any time thereafter and without notice to Tenant, perform the same for the account of Tenant, and if Landlord makes any expenditures or incurs any obligations for the payment of money in connection therewith including, but not limited to, attorney’s fees in instituting, prosecuting or defending any action or proceeding, such sums paid or obligations incurred, with interest at 10% and costs, shall be deemed to be additional rent hereunder and shall be paid by Tenant to Landlord within 5 days of rendition of any bill or statement to Tenant therefore and/or Landlord may collect same or any part thereof from Tenant’s security deposit.

32. NO PAROL REPRESENTATIONS:

Tenant recognizes that neither Landlord nor anyone acting for Landlord has made any representation or promise with respect to the Building, the land upon which it is erected or the demised premises, except as herein expressly sets forth and no rights, easements or licenses are acquired by Tenant by implication or otherwise except as expressly set forth in the provisions of this lease. Taking possession of the demised premises by Tenant shall be conclusive evidence that Tenant accept same “as is” and that the demised premises and the Building were in good and satisfactory condition at the time such possession was so taken, provided; however, Landlord shall remain liable for any known defects in the demised premises.

33. QUIET ENJOYMENT:

Landlord covenants and agrees that upon Tenant’s paying the rent and observing and performing all the covenant, conditions and provisions, on Tenant’s part to be observed and performed. Tenant may peaceable and quietly enjoy the demised premises, subject, nevertheless, to any and all underlying leases and mortgages and deeds of trust now affecting the demised premises as provided for in paragraph 30 hereof.

34. CONVEYANCE OR ASSIGNMENT:

The term “Landlord” as used in this lease means only the owners, or the mortgagee in possession, for the time being of the land and the Building (or the owner of a lease of the Building or of the land and Building) so that in the event of any conveyance or conveyances of said land and Building, or of the land or Building, the Landlord specifically named herein shall be and hereby is entirely freed and relieved of all covenants and obligations of Landlord hereunder, (except for any liabilities arising out of any acts or omissions of Landlord, its agents, employees or independent contractors prior to any transfer or assignment), and it shall be deemed and construed without further agreement between the parties or their successors in interest, or between the parties and the grantee, or the assignee, or the Tenant of the Building or of the land and Building, that the grantee or the assignee or the Tenant has assumed and agreed to carry out any and all covenants and obligations of Landlord hereunder.

35. SUCCESSORS AND ASSIGNS:

This lease, and all of the terms, covenants, conditions and provisions herein contained, shall be binding upon and shall inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors and (if and when assigned in accordance with the terms hereof) assigns. Anything in this lease to the contrary not withstanding, at any time a question shall arise under this lease, the term “Landlord” shall be limited to mean and include only the then owner or owners of the Building, or the Tenant under an underlying lease of the Building, whichever is the Landlord to whom Tenant shall have attorned.

36. RENT ESCALATIONS:

Effective on each lease year anniversary date, the annual rental rate will increase by **four** percent **(4%)**, resulting in the following rental schedule.

**PERIOD ANNUALLY MONTHLY**

 **Year 1 $12,000.00 $1,000.00**

 **Year 2 $12,480.00 $1,040.00**

 **Year 3 $12,979.20 $1,081.60**

37. PARKING: The Tenant will be provided **0** parking spaces in the Landlord owned parking lot behind the Wainwright Building for the term of the lease at $60 each per month. Landlord reserves the right to increase fees for the parking spaces at any time.

38. HEADINGS:

The headings appearing at the beginning of each of the paragraph of this lease are intended only for convenience of reference and are not to be considered in construing this lease.

39. LIABILITY:

Each and every person, firm, corporation, partnership and association comprising Tenant shall be jointly and severally liable hereunder for the full and faithful performance of all the provisions, conditions and covenants binding upon Tenant.

40. ATTORNEY’S FEES, ETC.:

Tenant hereby agrees to pay all reasonable costs, expenses, fees and charges incurred by owner in enforcing, by legal action or otherwise, any of the provisions, covenants and conditions of this lease including such attorney’s fees, court costs and consultants’ costs as may result by such action.

41. INVALIDITY OF PARTICULAR PROVISIONS:

If any provision of this lease or the application thereof to any person or circumstances shall to any extent be invalid or unenforceable, the remainder of this lease, or the application of such provision to persons or circumstances other than those to which it is invalid or unenforceable, shall not be affected thereby, and each provision of this lease shall be valid and be enforced to the fullest extent permitted by law.

42. ENTIRE AGREEMENT:

This lease together with the Exhibits attached hereto, contains and embodies the entire agreement of the parties hereto, and no representatives, inducements or agreements, oral or otherwise, between the parties not contained in this lease and the Exhibits, shall be of any force or effect. This lease may not be modified, changed or terminated in whole or in part in any manner other than by an agreement in writing duly signed by both parties hereto.

43. CLEANING SERVICES: Will be provided to Building standard.

44. RELOCATION:

Landlord reserves the right to move tenant to another office location of similar or greater size, at the same base rental rate within the Wainwright Building with 30 days written notice. Landlord reserves the right to terminate this lease for any reason with 30 days written notice.

45. SPACE ADJUSTMENT:

N/A

IN WITNESS WHEREOF any individual parties hereto have hereunto set their hands and seals and any corporate parties have caused this lease to be executed in their respective names and behalves by their respective presidents or vice presidents and their respective corporate seals to be affixed and attested by their respective secretaries, all as of the day and year first above written.

LANDLORD’S SIGNATURES TENANT’S SIGNATURE

**Wainwright Co. LLC** **Ethan O’Toole and Geoff Parsons DBA as 757 Labs**

**BY: BY:**

**SCHEDULE A**

 **WAINWRIGHT BUILDING RULES AND REGULATIONS**

Lease Dated: **December 22, 2009**

 **Ethan O’Toole and Geoff Parsons DBA as 757 Labs (**Tenant)

1. Canvassing, soliciting and peddling in the Building is prohibited and Tenant shall cooperate to prevent the same.

2. Landlord is authorized not to furnish any air conditioning or other services during any period when Tenant is in default in the payment of rent, or in the performance of any of the terms, covenants, and/or conditions of this lease on the part of Tenant to be performed.

3. Only Landlord’s workmen or those approved by Landlord in writing shall be permitted to make repairs, alterations or improvements to the demised premises.

4. If parking spaces are provided, Landlord shall have no responsibility whatsoever to anyone whomsoever in respect thereto. All vehicles used by Tenant’s employees (including officers) shall be parked only in such area as may be designated by Landlord for the purpose. Tenant shall furnish to Landlord the License number of all such vehicles parked in any area not so designated and to charge the cost thereof to Tenant.

5. Landlord shall have the right to prohibit any advertising by Tenant, which in Landlord’s opinion, tends to impair the reputation of the Building or its desirability as an office building, and upon written notice from Landlord, Tenant shall promptly discontinue such advertising.

6. Tenant shall not place a load on any floor of the demised premises exceeding 50lbs. Per sq. ft. Landlord reserves the right to prescribe the weight and position of all safes and heavy equipment.

7. It is understood that unless specifically authorized by Landlord, employees of Landlord shall not perform nor be asked to perform work other than their regular assigned duties.

8. For the general welfare of all Tenants and security of the Building, Landlord may require all persons entering and/or leaving the Building on Saturdays, Sundays and/or holidays and on other days between the hours of 6:00 pm and 8:00 am to register with the Building attendant or security guard by signing his name and writing his designation in the Building, and the time of entry and actual or anticipated departure. Landlord may deny entry during such hours to any person who fails satisfactory to identify himself/herself.

9. The demised premises shall not be defaced in any way. Any wall hung structures or cabinets, requiring anchoring into the drywall must be approved by Landlord before installed, and if later removed, wall must be repaired to original condition by Tenant. Nails may be placed to hang pictures and decorations, but all nails or holders must be removed and appropriately filled, smoothed and sanded, ready for painting by Tenant prior to vacating the suite.

1. Landlord reserves the right to determine the number of letters allowed Tenant on the directory it maintains.
2. Toilets and other like apparatus shall be used only for the purpose for which they were constructed. Any and all damage from misuse shall be borne by Tenant.
3. No sign, advertisement, notice, or the like, shall be used in the Building other than on office doors, and than shall be of color, size and style, and be done at Tenant’s expenses by such party, as Landlord may determine. If Tenant violates the foregoing, Landlord may remove the violation without liability, and may charge all costs and expenses incurred in so doing to Tenant.
4. Tenant shall not throw or permit to be thrown anything out of windows or doors or down passages or elsewhere in the Building, or bring or keep any pets or other animals therein, or commit or make any indecent or improper act or noise, or do anything which will in any way obstruct, injure, annoy or interfere with other Tenants or those having business with them, or affect any insurance rate on the Building or violate any provision of any insurance policy on the Building, or conflict with any rule or ordinance of the Board of Health, Fire Department or any government authority and Tenant shall comply with all governmental laws, orders, and regulation with respect to Tenant’s use or occupancy of the demised premises.
5. Furniture, supplies and equipment of Tenant shall be delivered only at times designated by Landlord.
6. Tenant will not install and operate in the demised premises any electrically operated signs or any electrically operated equipment except adding machines, typewriters, and the like without the prior consent of Landlord. Landlord may condition his consent upon payment of additional rent covering excess use of electricity.

16. Landlord will furnish Tenant with one key for the demised premises. All additional keys will be at Tenant’s expense. If Landlord furnishes Tenant a key to the lobby door of the Building, Tenant agrees to lock the lobby door immediately upon entering and leaving the Building during such hours as the Building is closed and Tenant shall be responsible for any and all damage and/or injury to person and/or property resulting from Tenant’s neglecting to lock said door as foresaid. All such keys in Tenant’s possession or known by to be in existence shall be delivered to Landlord at the termination of this lease. Tenant shall not place any additional lock on any door in the Building, and doors leading to the corridors or main halls be kept closed at all times except as they may be used for ingress and egress.

1. Tenant shall not permit cleaning by any person other than those employed by the Landlord without consent of Landlord.
2. Use only the back lobby entrance when Building is closed, since many burglar alarm systems are set at the other entry sites and will be set off by any intrusion.

SIGNATURES:

 **WAINWRIGHT CO. L.L.C.**

(TENANT)

 BY:

(TENANT) (LANDLORD)