

BUSINESS LEASE

The Landlord and the Tenant agree to lease the Rental Space for the term and at the rent stated, as follows:

Date of Lease: Effective October 1, 2017
Landlord: CANE MANAGEMENT, LLC.
Landlord's 819 N. Park Avenue.
Address: Norristown, PA 19403

Landlord" includes all under this Lease.

Tenant: Yan Zhen Cao
 d/b/a Yuki Hana
Tenant's 3628-3632 Atlantic Brigantine Blvd.
Address Brigantine, NJ 08203

"Tenant" includes all tenants under this Lease.

1. RENTAL SPACE:
3628-3632 Atlantic Brigantine Boulevard, Stores #1, 2 and 3, Brigantine, NJ
In the Building at Light House Plaza, Lots 2,3,7 in Block 3103
2. USE OF RENTAL SPACE: During the initial term of this Restaurant, food preparation and sale for consumption on premises, take-out, and delivery off-premises
3. INITIAL TERM: Three (3) years with a four-year option and a five-year option

Initial Term

Beginning: October 1, 2017
Ending: September 30, 2020

First Optional Term

Beginning: October 1, 2020
Ending: September 30, 2024

Second Optional Term

Beginning: October 1, 2024

Ending: September 30, 2029

The optional terms, if exercised, the Tenant must notify the landlord in writing and send the written notification by certified or registered mail six (6) months prior to the date of expiration of the prior term of the lease and provided that the Tenant is not default of the Lease.

4. RENT: During each year of the term of this Lease, the annual gross rent and the monthly rent payments shall be as set forth below. Tenant shall be responsible for charges for all utilities consumed at the Rental Space, all repairs and maintenance to the Rental Space (except as otherwise provided herein). ~~In addition to the aforesaid rent, Tenant shall be responsible for a proportionate share of increases of real estate taxes, as provided hereinbelow.~~

The annual gross rent and regular monthly rent shall be paid as follows:

- October 1, 2017 through September 30, 2020: Gross rent shall be \$38,4000.00 per year and the rent payment shall be \$3,000.00 per month for the months of October, November, December, January and February; and \$3,900.00 per month for the months of March, April, May, June, July, August, and September.
- October 1, 2020 through September 30, 2024: Gross rent shall be \$38,4000.00 per year and the rent payment shall be \$3,000.00 per month for the months of October, November, December, January and February; and \$3,900.00 per month for the months of March, April, May, June, July, August, and September.
- October 1, 2024 through September 30, 2029: Gross rent shall be \$39,500.00 per year and the rent payment shall be \$3,100.00 for the months of October, November, December, January and February; and \$4,000.00 per month for the months of March, April, May, June, July, August, and September.

In the event the Landlord has not received the Rental payment within ten (10) days of the due date, a late charge in an amount of 5% of the rent payment overdue shall be added to the Rent and shall be collectible as additional Rent.

5. SECURITY DEPOSIT: The Landlord is holding the Security Deposit in the amount of Zero Dollar (\$0.00) and which amount is held in trust by the Landlord in a bank account created and existing for the purpose of holding security deposit. Landlord shall provide written notice of the deposit into said account, providing Tenant with the name of the bank, account number and rate at which interest will accrue on said deposit monies.

The Security Deposit shall be held by the Landlord during the Term of the Lease. The Landlord may deduct from the Security Deposit any expenses incurred in connection with the Tenant's violation of any

agreement in this Lease. For if the Tenant does not leave the Rental Space in good condition at the end of the Term, the Security Deposit may be used to put it in good condition. If the amount of damages exceeds the Security Deposit, the tenant shall pay to the Landlord the additional amount on demand.

If the Landlord uses the Security Deposit or any part of it during the Term, the Tenant shall on demand pay the Landlord for the amount used. The amount of the Security Deposit is to remain constant throughout the Term. The Security Deposit is not to be used by the Tenant for the payment of Rent. The Landlord shall repay to the Tenant any balance remaining within a reasonable time after the end of the Term. The Tenant shall not be entitled to interest on the Security Deposit.

If the Landlord's interest in the Rental Space is transferred, the Landlord shall notify the Tenant of the name and address of the new Landlord. Notification must be given within five (5) days after the transfer, by registered or certified mail. The Landlord shall then no longer be responsible to the Tenant for repayment of the Security Deposit. The new Landlord shall be responsible to the Tenant for the return of the Security Deposit in accordance with the terms of this Lease.

6. LIABILITY INSURANCE:

Minimum amounts:

- \$1,000,000 or each person injured
- \$1,000,000.00 for any one accident
- \$1,000,000.00 for property damage

The Tenant shall obtain, pay for and keep in effect for the benefit of the Landlord and the Tenant public liability insurance on the Rental Space. The insurance company and broker must be acceptable to the Landlord.

All policies shall state that the insurance company cannot cancel or refuse to renew without at least 10 days written notice to the Landlord.

The Tenant shall deliver to the Landlord a certificate copy of the insurance policy or a certificate of insurance with proof of payment of the premium for the first year's premiums. This shall be done not less than 15 days before the beginning of the Term. the event this Lease is renewed or extended, the Tenant shall deliver a renewal policy to the Landlord with proof of payment not less than 15 days before the expiration date of any applicable policy.

7. UNAVAILABILITY OF FIRE INSURANCE, RATE INCREASES: If, due to Tenant's use of the Rental Space, the Tenant cannot obtain and maintain fire insurance on the building in the amount and form reasonably acceptable to the Landlord, the Landlord may cancel this Lease on 30-day notice to the Tenant. If due to the Tenant's use of the Rental Space, the Landlord's fire insurance rate is increased, the Tenant shall pay the increase in the premium to the Landlord on demand.

8. ~~MUNICIPAL REAL ESTATE TAXES; ESCALATION; DIRECT EXPENSES:~~

~~The Landlord shall pay the yearly Municipal Real Estate Taxes on the Building in the amount stated above. This is the tax assessed for the Base Year stated below.~~

The "base year" shall be the twelve (12) month period ending December 2009 and the "comparison year" shall be each succeeding twelve month period thereafter during the term hereunder.

~~Tenant agrees to pay, as additional rental hereunder, for each comparison year, a proportion (14.39%) of any increase in the real estate taxes paid and the other direct expenses paid or incurred by Landlord on account of the operation or maintenance of the Building in which the leased premises are contained, over the real estate taxes paid and the other said direct expenses paid or incurred by Landlord during the base year. Said proportion shall be such fraction as the number of square feet or rental space of the leased premises bears to the total rental space in said Building, exclusive of space at street level and below.~~

~~Such additional rental shall be payable in its entirety after Landlord renders a statement to Tenant therefor. All unpaid installments which otherwise would not be due and payable shall become due and payable on the first day of last month of the term in the event Tenant's lease is not renewed.~~

~~Upon the termination of Tenant's occupancy, the additional rental for the period from the end of the last comparison year to the date of termination shall be computed by Landlord and paid by Tenant on the basis of the real estate taxes paid and the other direct expenses paid or incurred for the preceding comparison year. On the first day of the last month of the term Landlord shall bill Tenant for any and all amounts due and Tenant shall pay the entire amount of the statement upon receipt of the statement from Landlord.~~

~~The term "other direct expenses" as used herein, shall be construed to mean all direct costs of operation and shall include the following by way of illustration and not limitation: heat, water, sewer, electricity, and other utility charges; insurance premiums, licenses, permit and inspection fees; personal property taxes; special assessments; and the cost of all labor, contracted labor, materials and other services paid or incurred by Landlord in the operation and maintenance of the Building as determined by the accountant employed by Landlord.~~

9. TENANT'S POSSESSION AND USE: The Landlord shall give possession of the Rental Space to Tenant for the Term. The Tenant shall take possession of and use the Rental Space for the purpose stated above. The Tenant may not use the Rental Space for any other purpose without the written consent of the Landlord.

The Tenant shall not allow the Rental Space to be used for any unlawful or hazardous purpose. The Tenant is satisfied that the Rental Space is zoned for the Use stated. The Tenant shall obtain any necessary certificate of occupancy or other certificate permitting the Tenant to use the Rental Space for that Use.

The Tenant shall not use the Rental Space in any manner that results in (1) an increase in the rate office or liability insurance or (2) cancellation of any fire or liability insurance policy on the Rental Space. The Tenant shall comply with all requirements of the insurance companies insuring the Rental Space. The Tenant shall not abandon the Rental Space during the Term of this Lease or permit it to become vacant for extended periods.

10. DELAY IN GIVING OF POSSESSION: This paragraph applies if (a) the Landlord cannot give possession of the Rental Space to Tenant on the beginning date and (b) the reason for the delay is not the Landlord's fault. The Landlord shall not be held liable for the delay. The Landlord shall have thirty (30) days from the Lease Term beginning date to give possession to Tenant. If possession is given within that time, the Tenant shall accept possession and pay rent from that date. The ending date of the Term shall

not change. If possession is not given within that time, this Lease may be canceled by either party on when notice to the other, in which case all rents and security deposits paid shall be refunded to Tenant and neither party shall have any further to the other.

11. NO ASSIGNMENT OR SUBLETTING: The Tenant may not do any of the following without the Landlord's written consent, provided, however, that such consent shall not be arbitrarily nor capriciously withheld: (a) assign the Lease (if the Tenant is a corporation or limited liability company, the sale of a majority of shares or membership interest shall be treated as an assignment), (b) sublet all or part of the Rental Space, or (c) permit any other person or business to use the Rental Space. Tenant shall in any event continue to be liable hereunder following any assignment or subletting.

12. RENT AND ADDITIONAL RENT: The Tenant shall pay the rent to the Landlord at the Landlord's address.

If the Tenant fails to comply with any agreement in this Lease, the Landlord may do so on Tenant's behalf. The landlord may charge the cost to comply, including reasonable attorney's fees, to the Tenant as "additional rent." The additional rent shall be due and payable as Rent with the next monthly Rent payment. Non-payment of additional rent shall give the Landlord the same rights against the Tenant as if the Tenant failed to pay the Rent.

13. WATER DAMAGE: The Landlord shall not be liable to any damage or injury to any persons or property caused by the leak or flow of water from or into any apart of the building.

14. LIABILITY OF LANDLORD AND TENANT: The landlord shall not be liable or damage to any person or property unless it is due to the Landlord's act or neglect. The Tenant is liable for any loss, or damage to any person or property caused by the act or neglect of Tenant or the Tenants employees. The Tenant shall defend the Landlord from and reimburse the Landlord for all liability and costs resulting from any injury or damage due to the act or neglect of the Tenant's employees.

15. ACCEPTANCE OF RENTAL SPACE: The Tenant has inspected the Rental Space and agrees that the Rental Space is in satisfactory condition. Tenant accepts the Rental Space in "as-is" condition

16. PAYMENT OF RENT: The Landlord has the right to enter into this Lease. If the Tenant complies with the terms of this lease agreement, the Landlord must provide the Tenant with undisturbed possession and quiet enjoyment of the Rental Space.

17. UTILITIES AND SERVICES: The Tenant shall arrange and pay for all utilities and services required for the Rental Space, including heat, electric, hot and cold water and gas. Said Tenant shall pay, in addition to its monthly rental, its water and sewer charges, as metered, to be billed by Landlord or its agent. All water and sewer charges shall be payable by Tenant and collectible by Landlord as additional rent. The Landlord shall not pay for any utilities associated with the Rental Space. The Landlord is not liable for any inconvenience or harm caused by any stoppage or reduction of utilities and services beyond the control of the Landlord. This does not excuse the Tenant from paying Rent.

18. TENANT'S REPAIRS, COMPLIANCE: The Tenant shall:

- (a) Promptly comply with all laws, orders, rules, and requirements of governmental authorities, insurance carriers, board of fire underwriters, or similar groups.
- (b) Maintain the Rental Space and all equipment and fixtures in it in good repair and appearance.
- (c) Make all necessary repairs to the Rental Space and all equipment fixtures in it, except structural repairs.
- (d) Maintain the Rental Space in a neat, clean, safe and sanitary condition, free of all garbage.
- (e) Keep the area from the door to the walkway free from trash, debris, snow and ice.
- (f) Use all electrical, plumbing and other facilities in the Rental Space safely.
- (g) Use no more electricity than the wiring or feeders to the Rental Space can safely carry.
- (h) Promptly replace all broken glass in the Rental Space.
- (i) Do nothing to destroy, deface, damage or remove any part of the Rental Space.
- (j) Keep nothing in the Rental Space which is flammable, dangerous or explosive, or which might increase the danger of fire or other casualty.
- (k) Promptly notify the Landlord when there are conditions which need repair.
- (l) Do nothing to destroy the peace and quiet of the Landlord, other tenants, or persons in the neighborhood.
- (m) Avoid littering in the building or on its grounds.

The Tenant hereby agrees to be, and is responsible to repair or replace any door, storm door, or overhead door, window or screen that becomes damaged or destroyed.

The Tenant shall pay any expenses involved in complying with the above.

19. LANDLORD'S REPAIRS AND MAINTENANCE: The Landlord shall:

- (a) maintain the public areas, roof and exterior walls in good condition.
- (b) Make all structural repairs unless these repairs are made necessary by the act or neglect of the or the employees, vendors, contractors, agents or representatives
- ~~© Make necessary replacements of the plumbing, cooling, heating and electrical systems, except when made necessary by the act or neglect of the Tenant or the Tenants employees, vendors, contractors, agents or representatives.~~
- (d) Maintain the elevators in the Building, if any.

20. NO ALTERATIONS: The tenant may not make any changes or additions to the Rental Space without the Landlord's written consent. Any changes or additions made without the Landlord's consent shall be removed by the Tenant on demand.

All changes or additions made with the Landlord's written consent shall be the property of the Landlord when completed and paid for by the Tenant. They shall remain as part of the Rental Space at the end of the Term. The Landlord may demand that the Tenant remove any changes or additions at the end of the Term. The Tenant shall promptly pay for all costs of any permitted changes or additions. The Tenant shall not allow any mechanic's lien or other claim to be filed against the Building. If any lien or claim is filed against the Building, the Tenant shall have it promptly removed.

21. SIGNS: The Tenant shall supply a lighted sign in conformity with the Landlord's guidelines and specifications and in keeping with the current scheme at the building. The sign shall be lighted during the evening hours to 10:00 pm during the term of this lease. The Tenant shall obtain the Landlord's written consent before placing any sign on or about the Rental Space. Signs must conform with all applicable ordinances and regulations.

22. ACCESS TO RENTAL SPACE: The Landlord shall have access to the Rental Space on reasonable notice to the Tenant to (a) inspect the Rental Space, (b) necessary repairs, or improvements, (c) supply services, and (d) show it to prospective buyers, lenders, contractors or insurers.

The Landlord may show the Rental Space to rental applicants at reasonable hours on notice to the Tenant within six (6) months before the end of the Term or any extensions thereof.

The Landlord may enter the Rental Space at any time without notice to the Tenant in case of emergency.

23. FIRE AND OTHER CASUALTY: The Tenant shall notify the Landlord at once of any fire or other casualty in the Rental Space. The Tenant is not required to pay Rent when the Rental Space is unusable. If the Tenant uses part of the Rental Space, the Tenant must pay rent pro rata for the usable part.

If the Rental Space is damaged by fire or other casualty, the Landlord shall repair it as soon as possible. This includes the damage to the Rental Space and fixtures installed by the Landlord. The Landlord need not repair or replace anything installed by the Tenant.

Either party may cancel this Lease if the Rental Space is so damaged by fire or other casualty that it cannot be repaired within 90 days. If the parties cannot agree, the opinion of a contractor chosen by the Landlord and the Tenant will be binding on both parties.

This Lease shall end if the Rental Space is totally destroyed. The Tenant shall pay Rent to the date of destruction.

If the fire or other casualty is caused by the act or neglect of the Tenant or Tenant's employees, contractor's agents or representatives, the Tenant shall pay for all repairs and all other damage.

24. EMINENT DOMAIN: Eminent domain is the right of a government to lawfully condemn and take private property for public use. Fair value must be paid for the property. The taking occurs by court order or by deed to the condemning party. If any of the Rental Space is taken by eminent domain, either party

may cancel this Lease on 30 days to the other. The entire payment for the taking shall belong to the Landlord. The Tenant shall make no claim for the value of this Lease for the remaining part of the Term.

25. SUBORDINATION TO MORTGAGE: In a foreclosure sale, all mortgages which now affect the Building have priority over this Lease. This means that the holder of a mortgage may end this Lease on a foreclosure sale. The Tenant shall sign all papers needed to give any mortgage priority over this Lease. If the Tenant refuses, the Landlord may sign the papers on behalf of the Tenant.

26. TENANT'S CERTIFICATE: At the request of the Landlord, the Tenant shall sign a certificate stating that (a) this Lease has not been amended and is in effect, (b) the Landlord has fully Landlord's agreements in the Lease, (c) the Tenant has no rights to the Rental Space except as stated in this Lease, (d) the Tenant has paid all rent to date, and (e) the Tenant has not paid Rent for more than one month in advance. The certificate shall also list all the property owned by the Tenant attached to the Rental Space.

27. VIOLATION, EVICTION, RE-ENTRY AND DAMAGES: The Landlord reserves the right of reentry which allows the Landlord to end this Lease and re-enter the Rental Space if the Tenant violates any agreement in this Lease. This is done only by eviction. Eviction is a court procedure to remove a tenant. Eviction is started by the filing of a complaint in court and the service of a summons on a tenant to appear in court. The Landlord may also evict the Tenant for any one of the other grounds of good cause provided by law. After obtaining a judgment for possession and compliance with the warrant of removal, Landlord may re-enter and take back possession of the Rental Space. If the cause for eviction is non-payment of Rent, notice does not have to be given to the Tenant before the Landlord files a complaint. If there is any other cause to evict, the Landlord must give to the Tenant the notice required by law before Landlord files a complaint for eviction.

The Tenant is liable for all damages caused by the Tenant's violation of any agreement in this Lease. This includes reasonable attorney's fees and costs.

After eviction the Tenant shall pay Rent for the Term or until the Landlord re-rents the Rental Space, if sooner. If the Landlord re-rents the Rental Space for less than the Tenant's Rent, the Tenant shall pay the difference until the end of the Term. The Tenant shall not be entitled to any excess resulting from re-renting. The Tenant shall also pay (a) all reasonable expenses incurred by the Landlord in preparing the Rental Space for re-renting and (b) commissions paid to a broker for finding a new Tenant.

28. NOTICES: All notices given under this Lease must be in writing. Each party must accept and claim the notices given by other. Unless otherwise provided by law, they may be given by (a) personal delivery, or (b) certified mail, return receipt requested. Notices shall be addressed to the Landlord at the written address at the beginning of this Lease and to the Tenant at the Rental Space.

29. NO WAIVER: The Landlord's failure to enforce any agreement in this Lease shall not prevent the Landlord from enforcing the same for any time at a later time.

30. SURVIVAL: If any agreement in this Lease is contrary to law, the rest of the Lease shall remain in effect.

31. END OF TERM: At the end of the Term and any extensions or renewals thereof the Tenant shall (a) leave the Rental Space clean, (b) all of the Tenant's property (not including fixtures which will remain a part of the Rental Space unless the Landlord specifically directs otherwise, but trade fixtures shall remain the Tenant's property), (c) repair all damage caused by moving and (d) return the Rental Space to the Landlord in the same condition as it was at the beginning of the Term except any normal wear and tear.

If the Tenant leaves any property in the Rental Space the Landlord may (a) dispose of it and charge the Tenant for the cost of disposal, or (b) keep it as abandoned property.

32. BINDING: This Lease binds the Landlord and the Tenant and all parties who lawfully succeed to their rights or take their places.

33. FULL AGREEMENT: The parties have read this Lease. It contains their full agreement. It may not be changed except in writing signed by the and the Tenant.

34. NO ORAL AGREEMENTS: It is expressly agreed between the Landlord and the Tenant that there is no verbal understanding or agreement which in any way changes the terms and conditions herein set forth, and that no modification of this lease and no waiver of any of its terms and conditions shall be effective unless made in writing and duly executed by the authorized officers of the necessary parties or party.

35. LANDLORD INDEMNIFIED: The Tenant agrees to indemnify and save the Landlord harmless from any and all liability, damage, expense, cause of action, suits, claims or demands unless due to the acts, omissions, negligence or fault of the Landlord) arising from injury to persons or damage to property on the leased premises, or upon the abutting sidewalks or curbs, and to save the Landlord harmless from any and all liabilities arising from the Tenant's failure to perform any of the terms, conditions and covenants of the lease required to be performed by the Tenant.

36. PEST CONTROL: The Tenant will be required to provide and pay for a pest elimination program of cockroaches, mice, and rats, etc. Services to be contracted by the Tenant at its own cost and expense.

37. GREASE CONTROL AND DISPOSAL: If the Tenant's use is a restaurant or food service, the Tenant shall be responsible for any and all grease discharge, control and disposal relating to Tenant's use of its commercial space, including all drainage lines running from the Tenant's unit. The Tenant, at the Tenant's cost shall employ the services of a company whose regular business it is to install grease traps and control devices, as well as to maintain and clear such systems to record such tasks for reference. Should certain methods of grease control and disposal, beyond those described above, be required by any governmental authority, Tenant shall provide for same at the Tenant's costs. In the event the Landlord is cited for any violations or conditions pertaining to grease control and disposal, or the Landlord incurs any costs regarding same, the Tenant agrees to indemnify the Landlord for all such costs and claims.

38. GARBAGE REMOVAL: The Tenant shall be responsible for any and all garbage relating to its commercial space and will contract directly with trash removal services for disposal. Should trash recycling be required by law, the Tenant will be responsible for any additional costs incurred. If a dumpster is available on the premises, the Tenant shall be allowed to deposit trash in said dumpster.

39. PAYMENT and RETURNED CHECKS:

All rental checks, assessments or charges shall be mailed to:

Cane Management, LLC
819 N. Park Avenue
Norristown, PA 19403

any payment returned to Landlord for insufficient funds or uncollected funds by any lending institution, will be considered a failure to pay rent. An administration fee for an additional \$35.00 will be due Landlord and be collectable as additional rent. The Landlord will charge any lending charges back to the tenant in the form of additional rent.

40. ATTORNMEN: Tenant agrees that in the event of any sale, transfer or assignment of Landlord's interest in the leased space, Tenant shall attorn to and recognize such transferee as Landlord with all the terms and conditions of the leased agreement remaining in full force and effect.

41. MISCELLANEOUS: Landlord shall not allow another tenant to engage in or operate any business that is in direct competition with Tenant while this lease is in effect.

Tenant is hereby notified that Tenant must register with the City of Brigantine, City Hall, Brigantine, New Jersey as a commercial enterprise and obtain a mercantile license in accordance with the City Ordinance.

Use of kerosene heaters or any other petroleum type auxiliary heater is strictly prohibited.

Tenant shall be responsible to keep an adequate temperature within the leased premises to prevent freezing of the plumbing system during the cold weather. Any costs due to freezing because of tenant neglect shall be borne by tenant.

The Tenant shall be responsible for snow and ice removal in the pedestrian access to the property only.

The Tenant shall maintain, at all times during the term of the lease, on the premises, a fire extinguisher which shall at all times have an updated inspection sticker.

The Tenant shall supply a lighted sign in conformity with the Landlord's guidelines and specifications and in keeping with the current signage scheme at the building. The sign shall be lighted during evening hours to 10:00 pm during the term of this lease.

In the event of any conflict or inconsistency between the provisions of the Lease and the provisions of this Addendum, this Addendum shall control.

42. COMPLIANCE WITH LAWS, ETC.: The Tenant in the use and occupancy of the leased premises, and in the prosecution and conduct of its business and activities, shall, at its own cost, expense, secure and maintain all the necessary licenses and permits required for the conduct of its business, and shall at all times comply with all laws and ordinances and all lawful rules and regulations issued by any legally constituted authority, and with the applicable orders, regulations and requirements of any

Board of Fire Underwriters, and observe all plat and deed restrictions or record, including in such compliance any required changes in the improvement, structural or premises for any lawful purpose. .

43. COMMON AREA LOT MAINTENANCE: Intentionally deleted.

44. ATTORNEY REVIEW: This Addendum has not been prepared by a real estate broker. Landlord is represented in this transaction by _____, who reviewed the Lease and this Addendum. Accordingly, the Lease and Addendum shall become and remain in full force and effect upon by all parties and there shall be no cancellation afforded to either party based on subsequent review by the party's attorney.

THE LANDLORD AND THE TENANT AGREE TO THE TERMS OF THIS LEASE BY SIGNING BELOW.
IF A PARTY IS A CORPORATION, THIS LEASE IS SIGNED BY ITS PROPER CORPORATE OFFICERS
AND CORPORATE SEAL IS AFFIXED.

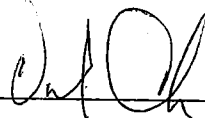
Witness:

LANDLORD:


Cane Management, LLC

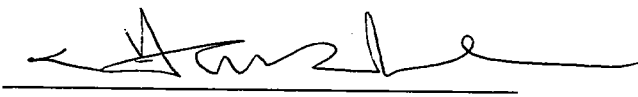


By:



Witness:





Yan Zhen Cao, Tenant