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NOW THIS AGREEMENT WITNESSETH that Lessor has leased and does lease to Lessee the premises hereinbefore described for the term above stated with rights of renewal as above set forth upon the conditions and covenants contained in the said lease.

IN WITNESS WHEREOF, Lessor and Lessee have respectively signed and sealed this Memorandum of Lease as of the day and year first above written.

FLORIDA EASTERN PROPERTIES, INC.,
a Florida corporation

By [Signature] President

Attest [Signature] Secretary

Witness:

Charles A. Smith

Genard Lessee

SUNBELT MARKET VENDORS, LTD. I
a Nevada Limited Partnership

By [Signature] General Partner

Witness:

Charles A. Smith

Genard Lessee

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