

LEASE

DATE: July 16, 2013

LESSOR: Camel Plaza LLC.

LESSEE: Burro Loco and Taqueria

TERM: 3 years commencing September 1, 2013 and ending August 31, 2016

PREMISES: 900 CAMEL DRIVE Suite BB
CITY OF GILLETTE
CAMPBELL COUNTY
STATE OF WYOMING
(See Exhibit A)

ARTICLE I PARTIES

This Lease made this 15 day of JULY 2013. By and between Camel Plaza LLC a Corporation, hereinafter referred to as "Landlord," and Burro Loco and Taqueria hereinafter referred to as "Tenant."

WITNESSETH:

Landlord and Tenant covenant and agree as follows:

ARTICLE II

S201. Landlord leases to Tenant and Tenant leases from Landlord, for the term and upon the terms and conditions set forth in this lease, the store premises being measured and described approximately by the outside building lines, as follows (the "demised premises")

TOTAL AREA: 1300 square feet (Exhibit A Attached)

Located as outlined upon Exhibit "A" attached hereto, the same being a site plan of a Shopping Center (the "Shopping Center") erected upon the premises described thereon, together with the right to the non-exclusive use, in common with others, of all such automobile parking areas, driveways, footways and other facilities designed for common use, as may be provided or designated from time to time by Landlord for common use, subject however to the terms and conditions of this agreement and to reasonable rules and regulations for the use thereof, as prescribed from time to time by Landlord. The purpose of the dimensions set forth above and the plan attached hereto as Exhibit "A" is to show the approximate location of the demised premises. All dimensions are approximate only. Landlord reserves the right to change the size, layout and location of any buildings or common areas and facilities shown on Exhibit "A" as well as reduce or expand the size of the Shopping Center.

ARTICLE III USE

S301 Tenant shall continually use and occupy the demised premises solely for the purpose of: Mexican Restaurant with the permission to obtain a liquor license from the city and provide liquor at the said location as long as they comply with all city and state requirements.

And for no other purpose. ~~Neither Tenant nor any person, firm or corporation directly or indirectly affiliated with Tenant shall conduct any commercial establishment within three (3) miles of the Shopping Center during the term hereof.~~

S302 Tenant shall open for business as soon as possible and shall operate all of the demised premises during the entire term of this Lease with due diligence and efficiency so as to produce the maximum gross receipts which may be produced by such manner of operation, unless prevented from doing so by causes beyond Tenant's reasonable control. Subject to inability by reason of strikes or labor disputes or unavailability of goods or other reasons beyond Tenant's reasonable control, Tenant shall carry at all times in the demised premises a stock of merchandise of such size, character and quality as shall be reasonably designed to produce the maximum return to Landlord and Tenant. Tenant shall conduct its business in the demised premises during the regular customary days and hours for such business in the Shopping center area and will keep open for business during the same days, nights and hours as the majority of the stores in the Shopping Center.

ARTICLE IV TERM

S401 The term of this Lease shall commence September 1, 2013 and shall end (unless sooner terminated as hereinafter provided) at Midnight on August 31 2016.