

SCHEDULE I

Tenant:

Sapporo Wyoming, Inc.

Recitals.

Landlord's Address _____

Tenant's Address 2009 S. Douglas Hwy, Gillette, WY 82718

Paragraph 1.

Approximate Square Footage: 11,415

Paragraph 2.

Terms of Months: 120 Months starting on the date of Rent Commencement

Commencement Date: September ____, 2014

Paragraph 4.

Number of Renewal Options: 1

Length of Renewal: 60 Months

Paragraph 5.

Rent Commencement: Rent shall commence six (6) months after the Tenant obtains all necessary building permits from the appropriate government agencies and/or departments.

Annual Rent: \$156,000.00

Monthly Installments: \$13,000.00

Annual Rent includes all utilities, including water, gas, and electricity. However, Landlord has reserved the right to sub-meters the utilities. If Landlord sub-meters the utilities, then Annual Rent will be \$120,000.00, payable in Monthly Installments of \$10,000.00 (subject to the Annual Upward Adjustment), and Tenant will then be responsible for all utilities, including water, gas, and electricity.

Annual Upward Adjustment: 3% (starting in year 2 and continue throughout the lease term and any renewal term(s)).

Due By: The 1st day of each month

Late Charge: \$500.00

Interest Rate: 1.5% monthly

Paragraph 6.

Pro Rata Share of Operating Expenses: 20%

FBL

Paragraph 8. The property tax in year one (1) will be \$6,000.00. After year one (1), Tenant's shall pay its Pro Rata Share of Taxes for any increases.
Pro Rata Share of Increase in Taxes: 20%

Paragraph 11. Security Deposit: \$13,000.00

Paragraph 12. Use of Premises: Restaurant with liquor service

Q

FBC