

SSM

LEASE

DATE: Wednesday, December 17, 2014

LESSOR: Shree Nilkanth Varni, LLC

LESSEE: Creative Beverages, LLC

TERM: 5 years

PREMISES: Suite 100 & 120 of Cornerstone Crossing, 501 East Boxelder Road, Gillette, Wyoming 82718 depicted in Exhibit A. Premises Consists of 3500 +/- Square feet.

ARTICLE I

PARTIES

THIS LEASE made this 8th day of December, 2014 by and between Shree Nilkanth Varni, LLC, (hereinafter referred to as "Landlord"), and Creative Beverages, LLC, (hereinafter referred to as "Tenant").

WITNESSETH:

Landlord and Tenant covenant and agree as follows:

ARTICLE II

PREMISES

§201. 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 identified above (the "demised premises"), 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 installed by Landlord as hereinafter provided, and of such other and further facilities 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.

Tenant shall have full exclusive access to the drive through for business and stocking purposes.

ARTICLE III

USE

§301. Tenant shall continually use and occupy the demised premises solely for the operation of coffee store and packaged liquor and for no other purpose. Landlord acknowledges and agrees to permit Tenant to sell alcoholic or malt beverages in accordance with the State of Wyoming and City of Gillette regulations. This shall also include but not be limited to sales for on and off site consumption.

§302. Tenant shall open for business as soon as possible and shall operate all of the demised premises during the entire term of this Lease. 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.