

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%

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- 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

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