
SUBLEASE AGREEMENT

THIS AGREEMENT is made between Sapporo Wyoming, Inc., a Wyoming corporation of 1000 E. Boxelder Road, Gillette, WY 82718 ("Sub Lessor"), and Sappor Gillette, Inc., of 1000 E. Boxelder Road, Gillette, WY 82718 ("Sub Lessee").

WITNESSETH:

For and in consideration of the mutual covenants and agreements contained herein, the parties do hereby agree as follows:

1. Prior Terms and Conditions. All prior terms and conditions of the original Commercial Lease dated August 2014 between LOF Gillette, LLC and Sapporo Wyoming, Inc., shall remain in full force and effect.
2. Assumption of Lease Terms. Sub Lessee hereby agrees to fully assume and abide by all terms and conditions contained within the original Commercial Lease.
3. Prior Guarantees. This Sublease Agreement shall not affect any existing personal guarantees as contained in the original Commercial Lease by any guarantor. By executing this agreement below, Chuanbing Lin does hereby personally guarantee all covenants and obligations, including all obligations to pay rent, as provided by Sapporo Wyoming, Inc and Sappor Gillette, Inc. to LOF Gillette, LLC.
4. Use of the Premises/Restrictions of Use. Sub Lessee shall use the premises only as a restaurant and lounge and/or for any other legally permitted uses compatible with the

property and structures as permitted by LOF Gillette, LLC. Sub Lessee agrees to comply with all laws, ordinances, rules, and regulations of any governmental authority which are applicable to the conduct of Sub Lessee's business. It is expressly agreed and understood that Sub Lessee will be serving alcoholic beverages in both a restaurant and lounge setting. Sub Lessor and LOF Gillette, LLC hereby expressly authorizes such use of the premises.

5. Additional Documents. Sub Lessor shall execute and deliver such additional documents, instruments, conveyances, and assurances and take such further actions as may be reasonably required to carry out the provisions of the Commercial Lease.

DATED this 15 day of July, 2019.

SUB LESSOR:
Sapporo Wyoming, Inc.

BY: [Signature]
ITS: FULL

SUB LESSEE:
Sapporo Gillette, Inc.

BY: Chuanbing Lin
ITS: OWNER

LANDLORD:
LOF Gillette, LLC

BY: [Signature]
ITS: Authorized Member

Personal Guarantee:

Chuanbing Lin
Chuanbing Lin