



This Agreement BETWEEN

MICHAEL ENTES and NARESH SINHA

and

as Landlord

348 CREPE AND JUICE INC.

as Tenant

Witnesseth: The Landlord hereby leases to the Tenant the following premises:

348 6TH STREET, BROOKLYN, NEW YORK 11215

for the term of five (5) years

to commence from the 1st day of June, 2014

and to end on the

31st day of May, 2019

to be used and occupied only for

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upon the conditions and covenants following:

1st. That the Tenant shall pay the annual rent of

said rent to be paid in equal monthly payments in advance on the
term aforesaid, as follows:

day of each and every month during the

***SEE RIDER ANNEXED HERETO AND MADE A PART HEREOF**

2nd. That the Tenant shall take good care of the premises and shall, at the Tenant's own cost and expense make all repairs

***SEE RIDER ANNEXED HERETO AND MADE A PART HEREOF**

and at the end or other expiration of the term, shall deliver up the demised premises in good order or condition, damages by the elements excepted.

3rd. That the Tenant shall promptly execute and comply with all statutes, ordinances, rules, orders, regulations and requirements of the Federal, State and Local Governments and of any and all their Departments and Bureaus applicable to said premises, for the correction, prevention, and abatement of nuisances or other grievances, in, upon, or connected with said premises during said term; and shall also promptly comply with and execute all rules, orders and regulations of the New York Board of Fire Underwriters, or any other similar body, at the Tenant's own cost and expense.

4th. That the Tenant, successors, heirs, executors or administrators shall not assign this agreement, or underlet or underlease the premises, or any part thereof, or make any alterations on the premises, without the Landlord's consent in writing; or occupy, or permit or suffer the same to be occupied for any business or purpose deemed disreputable or extra-hazardous on account of fire, under the penalty of damages and forfeiture, and in the event of a breach thereof, the term herein shall immediately cease and determine at the option of the Landlord as if it were the expiration of the original term.

5th. Tenant must give Landlord prompt notice of fire, accident, damage or dangerous or defective condition. If the Premises can not be used because of fire or other casualty, Tenant is not required to pay rent for the time the Premises are unusable. If part of the Premises can not be used, Tenant must pay rent for the usable part. Landlord shall have the right to decide which part of the Premises is usable. Landlord need only repair the damaged structural parts of the Premises. Landlord is not required to repair or replace any equipment, fixtures, furnishings or decorations unless originally installed by Landlord. Landlord is not responsible for delays due to settling insurance claims, obtaining estimates, labor and supply problems or any other cause not fully under Landlord's control.

If the fire or other casualty is caused by an act or neglect of Tenant, Tenant's employees or invitees, or at the time of the fire or casualty Tenant is in default in any term of this Lease, then all repairs will be made at Tenant's expense and Tenant must pay the full rent with no adjustment. The cost of the repairs will be added rent.

Landlord has the right to demolish or rebuild the Building if there is substantial damage by fire or other casualty. Landlord may cancel this Lease within 30 days after the substantial fire or casualty by giving Tenant notice of Landlord's intention to demolish or rebuild. The Lease will end 30 days after Landlord's cancellation notice to Tenant. Tenant must deliver the Premises to Landlord on or before the cancellation date in the notice and pay all rent due to the date of the fire or casualty. If the Lease is cancelled Landlord is not required to repair the Premises or Building. The cancellation does not release Tenant of liability in connection with the fire or casualty. This Section is intended to replace the terms of New York Real Property Law Section 227.

6th. The said Tenant agrees that the said Landlord and the Landlord's agents and other representatives shall have the right to enter into and upon said premises, or any part thereof, at all reasonable hours for the purpose of examining the same, or making such repairs or alterations therein as may be necessary for the safety and preservation thereof.

7th. The Tenant also agrees to permit the Landlord or the Landlord's agents to show the premises to persons wishing to hire or purchase the same; and the Tenant further agrees that on and after the sixth month, next preceding the expiration of the term hereby granted, the Landlord or the Landlord's agents shall have the right to place notices on the front of said premises, or any part thereof, offering the premises "To Let" or "For Sale", and the Tenant hereby agrees to permit the same to remain thereon without hindrance or molestation.

8th. That if the said premises, or any part thereof shall be deserted or become vacant during said term, or if any default be made in the payment of the said rent or any part thereof, or if any default be made in the performance of any of the covenants herein contained, the Landlord or representatives may re-enter the said premises and remove all persons and all or any property therefrom, by summary dispossession proceedings or by any suitable action or proceeding at law or otherwise, as permitted by law, without being liable to prosecution therefor, and the Tenant hereby expressly waives the service of any notice in writing of intention to re-enter, and the Tenant shall pay at the same time as the rent becomes payable under the terms hereof a sum equivalent to the rent reserved herein, and the Landlord may rent the premises on behalf of the Tenant, reserving the right to rent the premises for a longer period of time than fixed in the original lease without releasing the original Tenant from any liability, applying any moneys collected, first to the expense of resuming or obtaining possession, second to restoring the premises to a rentable condition, and then to the payment of the rent and all other charges due and to grow due to the Landlord, any surplus to be paid to the Tenant, who shall remain liable for any deficiency.

9th. Landlord may replace, at the expense of Tenant, any and all broken glass in and about the demised premises. Landlord may insure, and keep insured, all plate glass in the demised premises for and in the name of Landlord. Bills, for the premiums therefor shall be rendered by Landlord to Tenant at such times as Landlord may elect, and shall be due from, and payable by Tenant when rendered, and the amount thereof shall be deemed to be, and be paid as, additional rental. Damage and injury to the said premises, caused by the carelessness, negligence or improper conduct on the part of the said Tenant or the Tenant's agents or employees shall be repaired as speedily as possible by the Tenant at the Tenant's own cost and expense.

10th. That the Tenant shall neither encumber nor obstruct the sidewalk in front of, entrance to, or halls and stairs of said premises, nor allow the same to be obstructed or encumbered in any manner.

11th. The Tenant shall neither place, or cause or allow to be placed, any sign or signs of any kind whatsoever at, in or about the entrance to said premises or any other part of same, except in or at such place or places as may be indicated by the Landlord and consented to by the Landlord in writing. And in case the Landlord or the Landlord's representatives shall deem it necessary to remove any such sign or signs in order to paint the said premises or the building wherein same is situated or make any other repairs, alterations or improvements in or upon said premises or building or any part thereof, the Landlord shall have the right to do so, providing the same be removed and replaced at the Landlord's expense, whenever the said repairs, alterations or improvements shall be completed.

12th. That the Landlord is exempt from any and all liability for any damage or injury to person or property caused by or resulting from steam, electricity, gas, water, rain, ice or snow, or any leak or flow from or into any part of said building or from any damage or injury resulting or arising from any other cause or happening whatsoever unless said damage or injury be caused by or be due to the negligence of the Landlord.

13th. That if default be made in any of the covenants herein contained, then it shall be lawful for the said Landlord to re-enter the said premises, and the same to have again, re-possess and enjoy. The said Tenant hereby expressly waives the service of any notice in writing of intention to re-enter.

14th. That this instrument shall not be a lien against said premises in respect to any mortgages that are now on or that hereafter may be placed against said premises, and that the recording of such mortgage or mortgages shall have preference and precedence and be superior and prior in lien of this lease, irrespective of the date of recording and the Tenant agrees to execute without cost, any such instrument which may be deemed necessary or desirable to further effect the subordination of this lease to any such mortgage or mortgages, and a refusal to execute such instrument shall entitle the Landlord, or the Landlord's assigns and legal representatives to the option of cancelling this lease without incurring any expense or damage and the term hereby granted is expressly limited accordingly.

15th. The Tenant has this day deposited with the Landlord the sum of ~~\$3,000.00~~ ^{6,000.00} as security for the full and faithful performance by the Tenant of all the terms, covenants and conditions of this lease upon the Tenant's part to be performed, which said sum shall be returned to the Tenant after the time fixed as the expiration of the term herein, provided the Tenant has fully and faithfully carried out all of said terms, covenants and conditions on Tenant's part to be performed. In the event of a bona fide sale, subject to this lease, the Landlord shall have the right to transfer the security to the vendee for the benefit of the Tenant and the Landlord shall be considered released by the Tenant from all liability for the return of such security; and the Tenant agrees to look to the new Landlord solely for the return of the said security, and it is agreed that this shall apply to every transfer or assignment made of the security to a new Landlord.

16th. That the security deposited under this lease shall not be mortgaged, assigned or encumbered by the Tenant without the written consent of the Landlord.

17th. It is expressly understood and agreed that in case the demised premises shall be deserted or vacated, or if default be made in the payment of the rent or any part thereof as herein specified, or if, without the consent of the Landlord, the Tenant shall sell, assign, or mortgage this lease or if default be made in the performance of any of the covenants and agreements in this lease contained on the part of the Tenant to be kept and performed, or if the Tenant shall fail to comply with any of the statutes, ordinances, rules, orders, regulations and requirements of the Federal, State and Local Governments or of any and all their Departments and Bureaus, applicable to said premises, or if the Tenant shall file or there be filed against Tenant a petition in bankruptcy or arrangement, or Tenant be adjudicated a bankrupt or make an assignment for the benefit of creditors or take advantage of any insolvency act, the Landlord may, if the Landlord so elects, at any time thereafter terminate this lease and the term hereof, on giving to the Tenant five days' notice in writing of the Landlord's intention so to do, and this lease and the term hereof shall expire and come to an end on the date fixed in such notice as if the said date were the date originally fixed in this lease for the expiration hereof. Such notice may be given by mail to the Tenant addressed to the demised premises.

18th. Tenant shall pay to Landlord the rent or charge, which may, during the demised term, be assessed or imposed for the water used or consumed in or on the said premises, whether determined by meter or otherwise, as soon as and when the same may be assessed or imposed, and will also pay the expenses for the setting of a water meter in the said premises should the latter be required. Tenant shall pay Tenant's proportionate part of the sewer rent or charge imposed upon the building. All such rents or charges or expenses shall be paid as additional rent and shall be added to the next month's rent thereafter to become due.

19th. That the Tenant will not nor will the Tenant permit undertenants or other persons to do anything in said premises, or bring anything into said premises, or permit anything to be brought into said premises or to be kept therein, which will in any way increase the rate of fire insurance on said demised premises, nor use the demised premises or any part thereof, nor suffer or permit their use for any business or purpose which would cause an increase in the rate of fire insurance on said building, and the Tenant agrees to pay on demand any such increase.

20th. The failure of the Landlord to insist upon a strict performance of any of the terms, conditions and covenants herein, shall not be deemed a waiver of any rights or remedies that the Landlord may have, and shall not be deemed a waiver of any subsequent breach or default in the terms, conditions and covenants herein contained. This instrument may not be changed, modified, discharged or terminated orally.

21st. If the whole or any part of the demised premises shall be acquired or condemned by Eminent Domain for any public or quasi public use or purpose, then and in that event, the term of this lease shall cease and terminate from the date of title vesting in such proceeding and Tenant shall have no claim against Landlord for the value of any unexpired term of said lease. No part of any award shall belong to the Tenant.

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22nd. If after default in payment of rent or violation of any other provision of this lease, or upon the expiration of this lease, the Tenant moves out or is dispossessed and fails to remove any trade fixtures or other property prior to such said default, removal, expiration of lease, or prior to the issuance of the final order or execution of the warrant, then and in that event, the said fixtures and property shall be deemed abandoned by the said Tenant and shall become the property of the Landlord.

23rd. In the event that the relation of the Landlord and Tenant may cease or terminate by reason of the re-entry of the Landlord under the terms and covenants contained in this lease or by the ejectment of the Tenant by summary proceedings or otherwise, or after the abandonment of the premises by the Tenant, it is hereby agreed that the Tenant shall remain liable and shall pay in monthly payments the rent which accrues subsequent to the re-entry by the Landlord, and the Tenant expressly agrees to pay as damages for the breach of the covenants herein contained, the difference between the rent reserved and the rent collected and received, if any, by the Landlord during the remainder of the unexpired term, such difference or deficiency between the rent herein reserved and the rent collected if any, shall become due and payable in monthly payments during the remainder of the unexpired term, as the amounts of such difference or deficiency shall from time to time be ascertained; and it is mutually agreed between Landlord and Tenant that the respective parties hereto shall and hereby do waive trial by jury in any action, proceeding or counterclaim brought by either of the parties against the other on any matters whatsoever arising out of or in any way connected with this lease, the Tenant's use or occupancy of said premises, and/or any claim of injury or damage.

24th. The Tenant waives all rights to redeem under any law of the State of New York.

25th. This lease and the obligation of Tenant to pay rent hereunder and perform all of the other covenants and agreements hereunder on part of Tenant to be performed shall in nowise be affected, impaired or excused because Landlord is unable to supply or is delayed in supplying any service expressly or impliedly to be supplied or is unable to make, or is delayed in making any repairs, additions, alterations or decorations or is unable to supply or is delayed in supplying any equipment or fixtures if Landlord is prevented or delayed from so doing by reason of governmental preemption in connection with a National Emergency or in connection with any rule, order or regulation of any department or subdivision thereof of any governmental agency or by reason of the condition of supply and demand which have been or are affected by war or other emergency.

26th. No diminution or abatement of rent, or other compensation, shall be claimed or allowed for inconvenience or discomfort arising from the making of repairs or improvements to the building or to its appliances, nor for any space taken to comply with any law, ordinance or order of a governmental authority. In respect to the various "services," if any, herein expressly or impliedly agreed to be furnished by the Landlord to the Tenant, it is agreed that there shall be no diminution or abatement of the rent, or any other compensation, for interruption or curtailment of such "service" when such interruption or curtailment shall be due to accident, alterations or repairs desirable or necessary to be made or to inability or difficulty in securing supplies or labor for the maintenance of such "service" or to some other cause, not gross negligence on the part of the Landlord. No such interruption or curtailment of any such "service" shall be deemed a constructive eviction. The Landlord shall not be required to furnish, and the Tenant shall not be entitled to receive, any of such "services" during any period wherein the Tenant shall be in default in respect to the payment of rent. Neither shall there be any abatement or diminution of rent because of making of repairs, improvements or decorations to the demised premises after the date above fixed for the commencement of the term, it being understood that rent shall, in any event, commence to run at such date so above fixed.

27th. Landlord shall not be liable for failure to give possession of the premises upon commencement date by reason of the fact that premises are not ready for occupancy or because a prior Tenant or any other person is wrongfully holding over or is in wrongful possession, or for any other reason. The rent shall not commence until possession is given or is available, but the term herein shall not be extended.

And the said Landlord doth covenant that the said Tenant on paying the said yearly rent, and performing the covenants aforesaid, shall and may peacefully and quietly have, hold and enjoy the said demised premises for the term aforesaid, provided however, that this covenant shall be conditioned upon the retention of title to the premises by the Landlord.

And it is mutually understood and agreed that the covenants and agreements contained in the within lease shall be binding upon the parties hereto and upon their respective successors, heirs, executors and administrators.

In Witness Whereof, the parties have interchangeably set their hands and seals (or caused these presents to be signed by their proper corporate officers and caused their proper corporate seal to be hereto affixed) this day of

Signed, sealed and delivered
in the presence of


MICHAEL ENTES


NAREESH SINHA

L. S.

348 CREPE AND JUICE INC.

L. S.

by president Sabrina Lin



Addendum to Form 185

RIDER TO LEASE

DATED: May 30, 2014

Landlord: Michael Entes and Naresh Sinha

Tenant: 348 Crepe and Juice Inc.

Premises: 346-348 6th Street, Brooklyn, New York 11215

A. Modifications to pre-printed lease:

The term of the lease shall be five (5) years with an automatic right of the Tenant to obtain a five (5) year extension, which shall be exercisable by and at the sole discretion of the Tenant prior to 60 days prior to the end of the first five-year term. Such notice shall be made upon the Landlord at the same address or location at which the rent is paid (Naresh Sinha, 182 31st Street, Brooklyn, New York 11232). If by mail, the method of delivery shall be by Certified Mail, Return Receipt Requested. Such notice may also be made by hand delivery with signature or by overnight delivery using an IRS-approved overnight delivery service (presently, DHL, FedEx and UPS).

Paragraph 1st. The annual and monthly rent schedule is (in USD):

Year #	Yearly	Monthly
1	36,000.00	3,000.00
2	37,800.00	3,150.00
3	39,690.00	3,307.50
4	41,674.56	3,472.88
5	43,758.24	3,646.52

At the end of the fifth year if the option to extension has been exercised by the Tenant, the rent schedule shall be

6	45,946.20*	3,828.85*
7	48,243.48	4,020.29
8	50,655.60	4,221.30
9	53,188.44	4,432.37
10	55,847.88	4,653.99

Paragraph 3rd. shall be read to mean that Tenant shall be responsible for any violations it causes or creates after its obligations commence.

Paragraph 15th. shall be read to mean that such funds shall, at all times, reside in a Bank where the account is located in the State of New York.

Paragraph 21st. shall be read to mean, however, that Tenant's security shall be immediately returned to Tenant.

Paragraph 23rd. shall be read to include the "Good Guy" clause stated below.

There shall be added two paragraphs to the pre-printed lease, which read:

Paragraph 28th. Landlord is not responsible to supply heat or hot water to Tenant, other than the existing radiator and bathroom sink. Tenant shall pay to the landlord monthly the sum of \$, as additional rent for the heat and/or hot water.

B. Additional Tenant obligations

The Tenant shall be responsible for any exterminating services which may be necessary within the demised premises.

Tenant shall obtain a public liability insurance policy for the benefit of the landlord (as "also insured"), in the amount of \$1,000,000.00 or more.

Tenant shall pay all utilities used in the demised premises including gas and electricity. If in the opinion of the Landlord it becomes necessary to install a water meter for the demised premises, or to install a separate water meter where a common meter exists, then tenant shall make and pay for such installation and Tenant shall pay its own water bill. This section shall control over Paragraph 28th. of the pre-printed lease, as such paragraph appears in this Rider, above.

C. Landlord is not responsible for any tickets or violations on, in or caused by Tenant's business; however, Landlord shall be responsible for violations on the building which are not within the control of Tenant, or for which the Tenant does not have the right to control under the lease or its Riders.

D. In the event that the rent is received by the Landlord after the 10th day of the month due, then the Landlord shall be entitled to collect as additional rent 10% of the rent due.

E. Tenant is responsible for keeping interior walls and the front exterior wall well-kept; however, in addition to other Landlord obligations, Landlord is responsible for capital improvements and repairs to all exterior walls and to the roof.

F Tenant shall pay to Landlord additional increased security annually at the time that the rent is increased.

G. Tenant may sublet the premises, in part or in whole, provided that Tenant maintains responsibility for making rent payments timely and that such sublet shall not create an assignment of the lease, in whole or in part, without the express written consent of Landlord. Except for the names of the parties, the obligatory terms of the sublease shall, at least, match the obligatory terms and conditions of the lease, and under no conditions shall Tenant confer on subtenant any rights which Landlord has not conferred on Tenant.

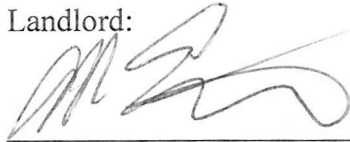
TO ASSIGN THE LEASE, WITH PRIOR WRITTEN CONSENT BY THE LANDLORD. PROVIDED SUCH CONSENT SHALL NOT BE UNREASONABLY WITHHELD, CONDITIONED OR DELAYED.

H. "Good Guy" Clause: If Tenant fails to remit any one or more installments of fixed rent, additional rent or other charges set forth in the Lease, and/or, if Tenant should default in the performance of any other terms, conditions and covenants of the Lease, then Guarantor, in each and every instance, through and including the "Release date" (as hereinafter defined), shall:

1. Pay such installment(s) of fixed rent, additional rent and other charges due and payable to the Landlord;
2. Faithfully perform and fulfill all of the terms, conditions and covenants to be performed by Tenant under the Lease; and,
3. Pay all consequential damages that may be incurred by Landlord as result of Tenant's default and/or in enforcing this Guaranty including, but not limited to, Landlord's attorneys' fees, costs, and disbursements, it but only if Tenant does not comply with the terms of the paragraph by releasing the premises in good faith; and, if the Tenant does comply with the terms of the "Good Guy" clause, the damages under this subparagraph shall not apply.

"Release Date" shall signify such date and time Tenant returns all keys and relinquishes possession of the subject premises to the Landlord, as required by the Lease as of the expiration or termination thereof, free of all tenancies or other occupancy claims or rights held by Tenant or any other person or party claiming under or through Tenant.

Landlord:

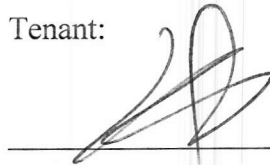


Michael Entes

Naresh Sinha

Naresh Sinha

Tenant:




348 Crepe and Juice Inc.,

By *Sabrina Liu* president

RIDER TO LEASE

Between Michael Entes & Naresh Sinha, as Landlord,
and 348 Crepe and Juice Inc., as Tenant
for the premises Known as 346/348 6th Street,
Brooklyn, New York

1. In the event of any inconsistency or conflict between the terms and provisions of the printed portion of the Lease, the Addendum thereto and this Rider (collectively referred to as this "Lease"), the terms and provisions of this Rider shall govern and be binding. The cross-reference in this Rider to paragraphs in the printed portion of this Lease or the Addendum is for convenience only and shall not limit the application of the provisions of this Rider.
2. Paragraph 5th of the Preprinted Lease is hereby amended so as to add the following at the end of the paragraph: "In the event the landlord does not repair the Premises within one hundred twenty (120) days following the fire or other casualty, the Tenant may cancel and terminate this Lease. Upon cancellation of the Lease and provided that Tenant is in full compliance with the terms of this Lease, the Landlord shall return the security deposit to the Tenant within thirty (30) days following the Tenant's notice of cancellation or termination."
3. Paragraph 8 of the Preprinted Lease is hereby amended so as to delete the words "force" and "or otherwise" on lines 3 and 4 thereof and also by deleting the words "and the Tenant hereby expressly waives the service of any notice in writing of intention to re-enter".
4. Paragraph 13 of the Preprinted Lease is hereby deleted in its entirety.
5. Paragraph 18 of the Preprinted Lease and provision in the Addendum relating to water consumption are hereby deleted in their entirety and replaced with the following: "The Tenant agrees that it shall be using a minimal amount of water in the Premises with only the use of a sink and dishwasher. As such the Tenant agrees to pay to the Landlord the sum of \$100.00 per month as and for its water consumption. The payment for water shall be deemed Additional Rent under this Lease. Notwithstanding the foregoing, the Landlord, at its option and expense, may install a water meter servicing the Premises to accurately reflect the amount of water consumption by the Tenant. If the Landlord elects to install such a meter, the Tenant agrees to be fully responsible for the water consumption as measured by such meter." 
6. Paragraph 21 of the Preprinted Lease is hereby amended so as to add the following at the end of the paragraph: "Notwithstanding the foregoing, nothing contained herein shall limit or prohibit the Tenant from filing any claim on its behalf and receiving any award as a result of its filing of a claim."
7. Reference in the Addendum to Paragraph 23rd is hereby deleted in its entirety.

8. Paragraph 28th in the Addendum is hereby amended so as to delete in its entirety the following sentence: "Tenant shall pay to the Landlord monthly the sum of \$, as additional rent for the heat and/or hot water."

9. In paragraph "D" of the Addendum the number "10%" shall be replaced with the number "5%".

10. In paragraph "G" of the Addendum, the following shall be added at the end of the sentence on the third line thereof: "which consent shall not be unreasonably withheld or delayed."

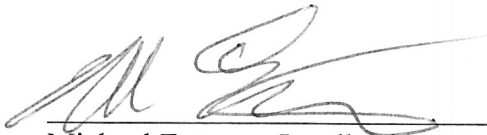
11. Paragraph "H" of the Addendum is hereby deleted in its entirety and replaced with the following language:

- A. As an inducement for the execution of the Lease, Sabrina Liu ("Guarantor"), which term shall be deemed to include any successors, legal representatives and assigns), hereby absolutely, unconditionally and irrevocably guarantees to Landlord (which term shall be deemed to include the named Landlord and its successors and assigns) the full and prompt payment of all fixed rent and additional rent and all other charges and sums (including, without limitation, Landlord's reasonable attorneys' fees and disbursements) arising prior to the "Surrender Date" together with all of Landlord's costs of collection under this Guaranty (including, without limitation, Landlord's reasonable attorneys' fees and disbursement). Guarantor shall not be liable for any fixed rent, additional rent or any other charges accruing under the Lease (excepting casualty) from and after the Surrender Date. For purposes of this agreement "Surrender Date" shall be defined as the: (a) date which is three (3) months following written notice from the Tenant to the Landlord advising of its intention to surrender the premises; and (b) the date the Premises shall be surrendered to Landlord vacant and broom clean in as good condition in all respects as the same were at the commencement of this Lease, except for ordinary wear and tear, damage by the elements, by fire or other casualty.
- B. This Guaranty is an absolute and unconditional guaranty of payment. The liability of Guarantor is coextensive with that of Tenant through the Surrender Date and this Guaranty shall be enforceable against Guarantor without the necessity of any suit or proceedings on Landlord's part of any kind or nature whatsoever against Tenant.
- C. Should Landlord be obligated to repay to Tenant or Guarantor or to any trustee, receiver or other representative of Guarantor, any amounts previously paid, then this Guaranty shall be reinstated in the amount of such repayment.
- D. If any provision of this Guaranty or the application thereof to any person or circumstance shall to any extent be held void, unenforceable or invalid, then the remainder of this Guaranty or the application of such provision to persons or circumstance other than those as to which it is held void, unenforceable or invalid shall not be affected


thereby and each provision of this Guaranty shall be valid and enforced to the fullest extent permitted by law. As a further inducement to Landlord to make and enter into the Lease and in consideration thereof, Guarantor hereby waives trial by jury. This Guaranty shall be governed in all respects by the internal laws of the State of New York, without regard to the conflict of laws principles thereof.

- E. Guarantor hereby expressly agrees that this Guaranty shall be a continuing guaranty and that the validity of this Guaranty and the obligations and liability of Guarantor hereunder shall in no way be terminated, affected, diminished or impaired by reason of (a) the assertion of or the failure by Landlord to assert against Tenant any of the rights or remedies reserved to Landlord pursuant to the terms, covenants and conditions of the Lease, or (b) any assignment of the Lease or subletting of the Premises, or (c) any renewal or extension of the Lease or any modification thereof, whether pursuant to the Lease or by subsequent agreement of Landlord and Tenant, or (d) any extension of time that may be granted by Landlord or Tenant, or (e) any consent, indulgence or other action, inaction or omissions under or in respect to the Lease, or (f) any dealings or transactions or matter or thing occurring between Landlord and Tenant, or (g) any bankruptcy, insolvency, reorganization, arrangement, assignment for the benefit of creditors, receivership or trusteeship affecting Tenant or Tenant's successors or assigns whether or not notice thereof is given to Guarantor.
 - F. Notwithstanding anything contained herein to the contrary, this Guaranty shall not be construed as creating a landlord-tenant relationship, nor shall the payment of any sums pursuant to this Guaranty entitle the Guarantor to possess or occupy the Premises in his capacity as Guarantor. The provisions of this Paragraph shall survive the expiration or sooner termination of this Guaranty and the Lease.
 - G. Notwithstanding anything herein to the contrary, if Tenant shall assign the Lease in accordance with the terms and conditions thereof, this Guaranty shall be terminated effective as of the date on which Landlord receives a substitute Guaranty, identical hereto, from a principal of the assignee."
12. Modifying the Rent schedule in the Addendum, the Tenant shall have an abatement of rent for the month of June, 2014 of the Lease term.
13. Notwithstanding any other provision to the contrary contained in the Lease the Tenant shall be permitted to sell wine and beer at the Premises for on premises consumption and to play light music within the premises for its patrons. Tenant shall use reasonable efforts so as not to inconvenience any of the other tenants in the building with the music.

IN WITNESS WHEREOF, the parties hereto have executed this Lease as of the 30th day of May, 2014:



Michael Entes — Landlord



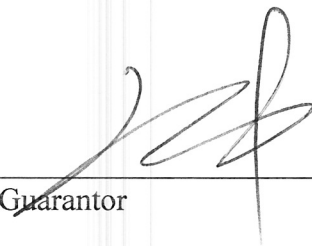
Naresh Sinha — Landlord

348 Crepe & Juice Inc

Tenant

by Sabrina Liu president

Tenant



Guarantor

Guarantor

ACKNOWLEDGMENT

State of New York, County of ss.:
On before me, the undersigned,
personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

(signature and office of individual taking acknowledgment)

ACKNOWLEDGMENT

State of County of ss.:
On before me, the undersigned,
personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

(signature and office of individual taking acknowledgment)

ACKNOWLEDGMENT BY SUBSCRIBING WITNESS(ES)

State of } ss.:
County of }
On before me, the undersigned,
personally appeared

the subscribing witness(es) to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in (if the place of residence is in a city, include the street and street number, if any, thereof):

that he/she/they know(s)

to be the individual(s) described in and who executed the foregoing instrument that said subscribing witness(es) was (were) present and saw said

execute the same; and that said witness(es) at the same time subscribed his/her/their name(s) as a witness(es) thereto.

(☐ if taken outside New York State insert city or political subdivision and state or country or other place acknowledgment taken And that said subscribing witness(es) made such appearance before the undersigned in

(signature and office of individual taking acknowledgment)

LEASE

Dated,

In Consideration of the letting of the premises within mentioned to the within named Tenant and the sum of \$1.00 paid to the undersigned by the within named Landlord, the undersigned do hereby covenant and agree, to and with the Landlord and the Landlord's legal representatives, that if default shall at any time be made by the said Tenant in the payment of the rent and the performance of the covenants contained in the within lease, on the Tenant's part to be paid and performed, that the undersigned will well and truly pay the said rent, or any arrears thereof, that may remain due unto the said Landlord, and also pay all damages that may arise in consequence of the non-performance of said covenants, or either of them, without requiring notice of any such default from the said Landlord. The undersigned hereby waives all right to trial by jury in any action or proceeding hereinafter instituted by the Landlord, to which the undersigned may be a party.

In Witness Whereof, the undersigned(s) signed this Guaranty on

WITNESS

L. S.