

SUMMARY OF LEASE AGREEMENT KEY TERMS

TARA THOMAS ENTERPRISES, INC., A CALIFORNIA CORPORATION (aka, TRAXX RESTAURANT AND BAR) AT LOS ANGELES UNION STATION (LAUS)

<p>Premises</p>	<p>The Premises consists of <u>2,359 square feet</u> of retail tenant improvements (Restaurant and Bar areas) installed by Traxx.</p>
<p>Term</p>	<p>Lease Agreement is <u>three (3) years</u> commencing on October 1, 2017. Allowing for a <u>three (3) year</u> extension for a total term of six (6) years.</p>
<p>Rent</p>	<p>Six year base rent including 3% annual escalations \$704,798. Six year common area maintenance charges \$481,250. Total \$1,186,048.</p>
<p>Indemnification</p>	<p>Tenant will indemnify and hold Landlord and its agents harmless from all claims, liabilities and damages resulting from its use of the Premises.</p>
<p>Termination Clause</p>	<p>Terminable with <u>three (3) months' written notice</u> if required for any transportation or master plan project purposes.</p>