

BUSINESS LEASE AGREEMENT

This Lease Agreement is made and entered into as of this 30th day of June 2016, by and between **SAMBELLA HOLDINGS, LLC** (hereinafter referred to as "LANDLORD") with an address of 6067 C Durham Drive, Lake Worth, Florida, 33467 and **STRIKE ZONE ENTERTAINMENT CENTER, LLC** (hereinafter referred to as "TENANT") with an address of 730 South Fleming Street, Sebastian, Florida, 32958, consisting of approximately 26,720 square feet of floor area in Chessers Gap Shopping Center, County of Indian River and State of Florida (hereinafter referred to as "PREMISES").

1. DEMISED PREMISES Landlord, for and in consideration of the rents hereinafter reserved, and the terms, conditions, covenants and provisions in this Lease, hereby leases to Tenant, and the Tenant hereby takes and hires from the Landlord, subject to the terms and conditions contained in this Lease, the Premises, together with any and all rights, privileges, and easements benefiting, belonging or pertaining thereto. The other areas of the Shopping Center and the surrounding land which contains the "Premises" but which is not a part thereof, shall be defined as the "Property".

2. FLOOR AREA The term "Floor Area" as used in this Lease shall mean the actual number of square feet of space within the Premises which is exclusively appropriated for use by Tenant.

3. TERM The Term of this Lease shall be fifteen (15) years commencing the 1st day of June, 2017 (the "Rental Commencement Date") and ending the 31st day of May, 2032, unless sooner terminated or extended as provided in this Lease.

4. BASE RENT During the Lease term, Tenant agrees to pay to Landlord for the said Premises a Base Rent of \$123,980.80 for the initial Lease Year payable in advance monthly installments of the Base Rent of \$10,331.73, plus applicable sales tax, without offset or deductions, and without previous demand therefore, said rent is payable monthly on the first day of each and every month.

Within six (6) months following closing on the "Loan" (herein defined) and the issuance of the "building permit", Tenant shall pay Landlord one (1) month Base Rent plus one (1) month "CAM"

charges plus applicable sales tax, as Prepaid Rent. The Prepaid Rent shall be applied to the June 2017 monthly installment due.

The Base Rent for each subsequent Lease Year of said Term shall be adjusted as per attached addendum. The total resulting from the aforesaid computation shall then become the Base Rent for the following Lease Year and 1/12th thereof shall be the monthly installment of the Base Rent.

All Rent (defined as Base Rent as set forth above plus Common Expenses as defined below and any other monetary obligations of Tenant hereunder) required under this Lease shall be payable to the Landlord at the address set forth herein. If any payment of Rent is not received by the Landlord within five (5) days of its due date, Tenant shall pay to Landlord a late fee equal to five (5%) percent of the outstanding balance due to Landlord.

In the event any check is returned because of insufficient funds or otherwise that has been submitted to Landlord for the payment of Rent or other payments due under this Lease, then the check shall be immediately replaced by Tenant with a cashier's check from a bank in Indian River County, Florida, and in addition to any late payment penalty provided above, there shall be an additional charge of \$100.00 for inconvenience caused to Landlord for handling the returned check.

In reference to the (EPC) Sambella Holdings, LLC and the (OC) Strike Zone Entertainment Center, LLC structure; the Lease payments will be no more than necessary to amortize debt plus expenses related to the Property.

5. SECURITY Tenant shall pay to Landlord within six (6) months following closing on the Loan (herein defined) and the issuance of the building permit, the sum of \$10,000.00 representing a deposit that Landlord is to retain as security for the full and faithful performance of all the terms and conditions of this Lease. Landlord shall not be obligated to apply the security deposit on rents or other charges in arrears, or in damages for failure to perform the terms and conditions of this Lease. Application of the security deposit to the arrears of Rent payments or damages shall be at the sole option of the Landlord. Should the entire deposit, or any portion thereof, be appropriated and applied by Landlord for the payment of overdue rent or other sums due and payable to Landlord by Tenant hereunder, then Tenant shall upon written demand of Landlord, forthwith remit to Landlord a sufficient amount in cash to restore said security to the original sum deposited,

Tenant's failure to do so within five (5) days after receipt of such demand shall constitute a breach of this Lease.

The security deposit is to be returned to Tenant when this Lease is terminated or expires, according to the terms of this Lease by Tenant, if not otherwise applied by reason of breach the terms and conditions of this Lease by Tenant or damage to the Premises. Tenant expressly acknowledges that Tenant shall not have the right to apply the security deposit to Rent. In no event is the security deposit to be returned until Tenant has vacated the Premises and delivered possession to the Landlord. In the event the Landlord repossesses the Premises because of the default of the Tenant or because of the failure by the Tenant to carry out the terms and conditions of this Lease, Landlord may apply the security deposit on damages that may accrue or be suffered thereafter by reason of a default or breach of the Tenant.

Landlord shall not be obligated to hold the security deposit in a separate fund, but may commingle the security deposit with other funds of the Landlord, and Landlord shall not be obligated to pay interest to Tenant on the security deposit.

6. UTILITY EXPENSES During the Term of this Lease, Tenant shall contract for, in its own name, and shall pay before delinquency all utility services, garbage collection, janitorial and/or for other services rendered or furnished to the Premises together with all taxes levied or other charges on such utilities and/or services.

Landlord may, with notice to Tenant, or without in the case of emergency, cut off and discontinue gas, water, electricity and any or all other utilities whenever such discontinuance is necessary in order to make repairs or alterations. No such action by Landlord shall be construed as an eviction or disturbance of possession or as an election by Landlord to terminate this Lease nor shall Landlord be in any way responsible or liable for such action.

7. COMMON EXPENSES Common Expenses, Operating Expenses and Common Area Maintenance or "CAM" are interchangeable words and are defined as every expense incurred by Landlord in the operation of the Property. Tenant shall pay, as additional Rent and with the monthly Base Rent payments, Tenant's Proportionate Share of Common Expenses. For the purposes of calculating Tenant's Proportionate Share, the rentable square footage of the Premises shall be approximately 26,720 and the rentable square footage of the Shopping Center is approximately deemed at 47,615 resulting in

Tenant's proportionate share to be 56.12% ("Tenant's Proportionate Share").

Common Expenses include, but are not limited to: Real Estate Taxes (regular and special) assessed against the Property; the cost of all types of insurance carried by the Landlord with respect to the Property; Landlord's cost of operating the Property, including but not limited to, operating, managing, equipping, policing, protecting, lighting, trash removal, landscaping, all utilities for Common Areas and all taxes, licenses, insurance, fees and permits, repairs, and replacements necessary to maintain the Property and Common Areas in the same condition as when originally constructed.

Landlord may, prior to the beginning of each calendar year, estimate the expected Common Area Maintenance charges for such calendar year and Tenant's Proportionate Share thereof. Within ninety (90) days after the end of each calendar year, Landlord may advise Tenant of the actual "CAM" charges paid or payable during the prior calendar year, and thereupon there shall be an adjustment between Landlord and Tenant, to the end that Landlord shall receive the entire amount of Tenant's annual Proportionate Share for said year. Based on actual "CAM" charges, any overpayment made by Tenant during that year shall take the form of a credit on the Tenant's next succeeding installment(s). If Tenant's Proportionate Share is greater than the amount paid by Tenant during said prior year, Tenant shall pay Landlord the difference between the amounts paid by Tenant and the amount actually due within ten (10) days of Landlord's submission to Tenant of a statement detailing Tenant's Proportionate Share of the "CAM" charges.

The "Common Areas" are defined as including but not limited to, the hallways, sidewalks, malls, curbs, parking area, landscaped areas, streets, covered common passageways, stairways, roof, driveways, loading platforms, canopies, shelters and other areas available for the joint use of all tenants and to their employees, agents, customers, licensees and invitees. It is the intention of the foregoing definition that the Common Areas shall include all areas which are not specifically demised to any one tenant.

8. TAXES Tenant agrees to pay, when due, all taxes assessed against Tenant's personal property. Tenant shall pay for all license fees, occupational taxes and other governmental charges assessed by reason of Tenant's use or occupancy of the premises, including, without limitation, any rental or occupancy taxes arising out of the operation of Tenant's business or occupancy of the Premises.

Tenant shall pay Tenant's Proportionate Share of the Real Estate Tax Expense which shall include all real estate taxes and assessments both general and special imposed by federal, state or local governmental authority or any other taxing authority having jurisdiction over the Shopping Center, against the land, buildings, storerooms, Common Areas and all other improvements within the Shopping Center, together with any and all expenses incurred by Landlord in negotiation, appealing or contesting such taxes and assessments. Tenant shall pay Proportionate Share of the Real Estate Tax Expense, and commencing with the first day of the Term, Tenant agrees to pay Landlord Tenant's Proportionate Share of the Real Estate Tax Expense in advance monthly installments with monthly Base Rent payments as specified in Paragraph 3 on the first day of each calendar month during the Term. Landlord may prior to the beginning of each calendar year, estimate the expected Real Estate Tax Expense for such calendar year and Tenant's Proportionate Share thereof. Within ninety (90) days after the end of each calendar year, Landlord may advise Tenant of the actual Real Estate Tax Expense paid or payable during the prior calendar year, and thereupon there shall be an adjustment between Landlord and Tenant, to the end that Landlord shall receive the entire amount of Tenant's annual Proportionate Share for said year. Based on the actual Real Estate Tax Expense, any overpayment made by Tenant shall take the form of a credit on Tenant's next succeeding installment(s). If Tenant's Proportionate Share is greater than the amount paid by Tenant during said prior year, Tenant shall pay Landlord the difference between the amounts paid by Tenant and the amount actually due within ten (10) days of the Landlord's submission to Tenant of a statement detailing Tenant's Proportionate Share of the actual Real Estate Tax Expense.

9. INSURANCE Landlord agrees to maintain comprehensive general liability insurance relating to the Shopping Center and its Common Areas on an occurrence basis in the minimum amount of \$1,000,000.00 plus fire, extended coverage and all risk insurance to the extent of the replacement value of the Shopping Center buildings. Tenant shall pay Proportionate Share of the Insurance Expense, and commencing with the first day of the Term, Tenant agrees to pay Landlord Tenant's Proportionate Share of the Insurance Expense in advance monthly installments with monthly Base Rent payments as specified in Paragraph 3 on the first day of each calendar month during the Term. Landlord may prior to the beginning of each calendar year, estimate the expected Insurance Expense for such calendar year and Tenant's Proportionate Share thereof. Within

ninety (90) days after the end of each calendar year, Landlord may advise Tenant of the actual Insurance Expense paid or payable during the prior calendar year, and thereupon there shall be an adjustment between Landlord and Tenant, to the end that Landlord shall receive the entire amount of Tenant's annual Proportionate Share for said year. Based on the actual Insurance Expense, any overpayment made by Tenant shall take the form of a credit on Tenant's next succeeding installment(s). If Tenant's Proportionate Share is greater than the amount paid by Tenant during said prior year, Tenant shall pay Landlord the difference between the amounts paid by Tenant and the amount actually due within ten (10) days of the Landlord's submission to Tenant of a statement detailing Tenant's Proportionate Share of the actual Insurance Expense.

Tenant agrees to provide prior to commencing any Tenant work in Premises and to keep in force during the Term, comprehensive, general, and including without limitation, bodily, personal and property damage relating to Premises on an occurrence basis in the minimum amount of \$1,000,000.00 and adequate fire, extended coverage and all risk insurance on Tenant's personal property and \$10,000.00 medical liability payment. Tenant agrees to deliver to Landlord before Tenant undertakes any Tenant work in Premises and thereafter at least fifteen (15) days prior to the expiration of such policy, either a duplicate original or a certified true copy of all policies procured by Tenant in compliance with its obligations hereunder. All of the aforesaid insurance shall be written by one or more responsible insurance companies authorized to do business in the state where Premises are located (such insurance may be carried under a blanket policy covering Premises and any other of Tenant's store(s) and shall name Landlord and Tenant as insured's, as their interest may not be cancelled or amended with respect to Landlord, except upon fifteen (15) days notice to Landlord by the insurance company.

Tenant shall indemnify and save harmless Landlord from any and all claims in connection with any injury or damage to any person or property arising out of Tenant's use or occupancy of Premises. The provisions of this Paragraph shall survive termination of the Lease term.

10. USE OF PREMISES The Premises shall be operated as a family entertainment center which includes 14 lanes for bowling; food service; a cocktail lounge sports bar with billiards, darts and a sports simulator; a video arcade with redemption area and a laser tag arena and for no other purposes whatsoever. Tenant shall not

sell merchandise or provide services that are not normally and customarily sold or provided by similar locations in Tenant's type of business. The Premises shall be at all times properly licensed and operated for the use as set forth above. Tenant recognizes that it is important to Landlord to keep the use of the subject Premises as set forth herein; accordingly, any change or termination of the use of the Premises shall be considered a default under the Lease and Landlord shall be entitled to all remedies as provide for herein.

Landlord grants to Tenant, its invitees and customers, together with and subject to the same rights granted from time to time to other tenants and occupants of the Shopping Center, the right as co-tenant, to use the Common Areas of the Shopping Center.

Premises are existing premises. The Tenant acknowledges and agrees that it has examined the Premises and knows the present condition thereof and accepts the Premises in its "As Is" condition and no representations as to the condition or repair of said Premises were made by Landlord or anyone on behalf of Landlord at any time prior to the execution of this Lease.

Tenant further agrees to conduct its business in the Premises pursuant to the following standards:

A. To operate its business pursuant to the highest reasonable standards of its business category.

B. Not to display any merchandise nor in any manner use any part of the Common Areas for purposes other than for their intended common use and not to obstruct any part thereof.

C. Not to display banners, pennants, search lights, window signs, balloons, or similar temporary advertising media on the exterior of the Premises unless preapproved by Landlord.

D. Not to commit waste in the Premises or Common Areas and to keep clean the Premises and immediately adjacent areas, including without limitation, any lighting or signs under any canopy immediately in front of the Premises.

E. Not to use the Premises or permit the same to be used in any manner: in violation of law; that would constitute a nuisance; for lodging purposes; that may injure the reputation of the Shopping Center or annoy, inconvenience or damage its patrons or other tenants; that would constitute an extra-hazardous use or violate any insurance policy of Tenant, Landlord or any other tenant in the Shopping Center or increase the cost thereof above its normal cost.

F. To keep all garbage and refuse inside the Premises in the kind of containers specified by Landlord, and to place the same

outside of the Premises, prepared for collection in the manner and at the times and places specified by Landlord. In the event Landlord designates a collection service, Tenant shall use same at Tenant's cost. Tenant agrees not to burn or permit any burning of said garbage and refuse on the Premises or any part of the Shopping Center.

G. To use its best efforts to cause all trucks serving the Premises to load and unload at reasonable operating hours of the Shopping Center and not to permit such trucks to service through the front entrance of the Premises except when no other entrance is available.

H. To cause its employees, officers and agents to park only in places, if any, designated by Landlord for employee parking. Landlord reserves the right to have towed any vehicle parked in violation of this clause at Tenant's expense.

I. To take no action that would violate Landlord's labor contracts, if any, affecting the Shopping Center or cause any work stoppage or cause any manner or interference with Landlord or other tenants, occupants, customers or any person lawfully in and upon the Property.

J. To abide by and observe all rules and regulations established from time to time by Landlord and Landlord's insurance carrier with respect to the operation of the Shopping Center and its Common Areas.

K. Tenant acknowledges that it is Landlord's intent to operate the Shopping Center in a manner consistent with the highest standards of decency and morals prevailing in the community which it serves. Toward that end, Tenant agrees that it will not sell, distribute, display or offer for sale any item which, in Landlord's good faith judgment, is inconsistent with the quality of operation or may tend to injure or detract from the moral character or image of the Shopping Center within the community.

11. ACCESS TO THE DEMISED PREMISES During all reasonable hours, Landlord or Landlord's agents shall have the right, but not the obligation, to enter upon the Premises to inspect or examine same, to exhibit the Premises to prospective purchasers and during the last 180 days of the term of this Lease or any renewal thereof, to exhibit the Premises to prospective tenants, and to make such repairs as may be required of Landlord under the terms of this Lease. Landlord agrees not to unreasonably interfere with the operation of Tenant's business.

12. REPAIRS & MAINTENANCE OF DEMISED PREMISES Landlord agrees to keep and maintain in good order and repair, at its own cost, the roof and exterior walls of the building and to make all structural repairs necessary to the roof or exterior walls of the building where the need for such structural repairs is not caused by any act or omission of the Tenant or the Tenant's agents, employees or invitees, licensees or contractors. "Structural repairs" means repairs necessary to keep the building from collapsing or sagging, or to prevent the Premises from being condemned because of structural insufficiency. The Landlord shall have no liability for failure to perform this obligation to repair unless the Tenant shall have first given the Landlord written notice of the need for such repairs.

Tenant shall keep and maintain in good order, condition and repair (which repair shall mean replace if necessary and in compliance with applicable building codes) the Premises and every part thereof, including without limitation, the exterior and interior portions of all doors, door checks, window glass, electrical, HVAC, plumbing facilities, sprinkler systems, interior walls, floors, and ceilings. Tenant shall contract for in its own name, and shall promptly pay a qualified service contractor to inspect, adjust clean and repair heating, ventilating and air conditioning equipment, including changing filters on a quarterly basis.

Tenant at its expense shall contract for pest extermination services to be rendered periodically. Tenant at its expense shall participate in any reasonable window cleaning program that may be established by Landlord for all or some of the other stores in the Shopping Center.

13. LANDLORD IMPROVEMENTS N/A

14. TENANT ALTERATIONS, FIXTURES & SIGNS Tenant may make normal, routine alterations, which consist of interior painting, normal maintenance, wall and window treatments, interior lighting fixtures, interior signs, floor treatments and similar minor changes, without the written consent of Landlord.

All Tenant work (including alterations and improvements) undertaken in the Premises shall be approved in writing by Landlord and consist of new material installed in a workmanlike manner and in compliance all applicable governmental laws, codes, ordinances,

requirements, directives, rules and regulations and shall be performed only by licensed and insured contractors and subcontractors. Said work shall be at the sole risk and expense of Tenant. Notice is hereby given that Landlord shall not be liable for any work or materials furnished to Tenant on credit, and that no mechanics or other lien for any such work or materials shall attach to or affect Landlord's interest in the Demised Premises. Tenant agrees to indemnify and save harmless Landlord from all expense, liens, claims or damages to either persons or property, including without limitation, the Premises, stemming in any manner from such work. Tenant shall cause the removal of any mechanics or other lien attached to the Property within ten (10) days of written notice by Landlord, failure of which shall be a default hereunder. All work, including without limitation, floor covering, lighting, ventilating, heating and air conditioning equipment, wall coverings and store fronts shall, upon termination of this Lease, attach to the freehold and become and remain Landlord's property.

All trade fixtures and equipment installed by Tenant in the Premises shall be new or completely reconditioned and shall along with the Tenant's merchandise remain the personal property of Tenant. Tenant may, at the expiration of the Lease, remove all its personal property that is removable without injury to or defacement of the Premises, provided all Rents are paid in full and Tenant is not otherwise in default of this Lease, further provided that any damage to the Premises resulting from such removal shall be simultaneously repaired at Tenant's expense.

Subject to Landlord's consent as to size, color, type, location and specifications, Tenant shall, within 120 days from date of contract, install and illuminate a sign on the upper exterior front parapet of the Premises or the upper front facade of the Premises. Tenant agrees that it will not erect any other exterior signs without first obtaining Landlord written approval. Tenant agrees to install all of said signs in conformance with applicable government regulations and to keep the same in good state of repair and save Landlord harmless from any damages stemming from the installation, maintenance, existence or removal of the same and shall repair any damage which may have been caused by said installation, maintenance, existence or removal. Upon vacating the Premises, Tenant agrees to remove all signs and simultaneously repair any damage to the Premises or Shopping Center caused by its removal.

In the event Landlord should remodel the building or facade of the Premises or any portion of the Shopping Center, it is agreed as follows:

A. The work shall be done by Landlord, at Landlord's expense, in a timely and expeditious manner.

B. Landlord shall inform Tenant prior to the commencement date of work.

C. Tenant agrees to purchase and erect, at Tenant's expense, a new sign constructed and installed to specifications provided by Landlord within ten (10) days of completion of said work.

15. ASSIGNMENT AND SUBLÉASING Tenant shall not assign this Lease, or otherwise transfer any interest in this Lease, without the prior written consent of the Landlord, which consent may be withheld by Landlord in Landlord's sole and absolute discretion. No consent to an assignment or sublease shall release Tenant or any Guarantor from any obligations under this Lease. Any transfer by sale, assignment, inheritance, either by operation of law or other disposition, of any part or all of the corporate stock or membership interest, as the case may be, so as to result in a change in the present effective voting control of Tenant by the person(s) owning a majority of said corporate shares or membership interest on the Lease Date, shall deemed to be an assignment requiring Landlord's approval as provided above.

Tenant shall not sublet portions of the Premises without Landlord's prior written consent, which shall be in Landlord's sole and absolute discretion. If a sublease is permitted by Landlord, Tenant agrees to furnish Landlord with a copy of each sublease made for space in the Premises.

Tenant shall not hypothecate, transfer, pledge or otherwise encumber this Lease or Tenant rights hereunder nor shall Tenant permit any such encumbrance. Any attempt at assignment, sublease, pledge, transfer or encumbrance of this Lease without prior written consent of Landlord shall be null and void, and a default under this Lease.

Tenant shall and does hereby indemnify and agree to hold Landlord harmless from any and all liabilities, claims, and causes of action arising under any terms and conditions of every sublease, license or concession agreement, unless such liabilities, claims and causes of action arise by reason Landlord's gross negligence or willful misconduct.

16. SUBORDINATION This Lease shall be subject and subordinate to any mortgage that now encumbers or affects the Property or that the Landlord or any subsequent owners of the Property, may hereafter at any time elect to place on the Premises, including but not limited to, a purchase money mortgage which may be held by Landlord as a seller, and to all advances, extensions, or modifications already made or that may be hereafter made on account of any such mortgage, to the full extent of the principal sum secured thereby and issued thereon. Furthermore, Tenant shall, upon request, execute any paper or papers that Landlord's counsel may deem necessary to accomplish such subordination and Landlord is hereby granted a limited power of attorney to execute such paper or papers in the name of Tenant and as the act and deed of Tenant, and this authority is hereby declared to be irrevocable.

17. ESTOPPEL CERTIFICATE Tenant shall, without charge, at any time and from time to time, within ten (10) days after request by Landlord, deliver a written instrument to Landlord or any other person, firm or corporation specified by Landlord, duly executed and acknowledged, certifying that this Lease is unmodified and in full force and effect or if there has been any modification, that the same is in full force and effect as so modified, and identifying any such modifications, whether or not there are then existing any set-offs or defense in favor of Tenant against the enforcement of any of the terms, covenants and conditions of this Lease by Landlord, and if so, specifying the same, and also whether or not Landlord has observed and performed all of the terms, covenants and conditions on the part of Landlord to be observed and performed, and if not, specifying the same, and the dates to which Base Rent or Additional Rent and all other charges hereunder have been paid.

18. LANDLORD'S FINANCING REQUIREMENT Anything in this Lease to the contrary notwithstanding, it is agreed that in the event the lender which Landlord selects to provide construction and/or permanent financing or refinancing during the Term hereof or any renewal term requests modifications of any of the provisions of this Lease (except those concerning the size and location of Premises, the Term hereof and any other charges payable by Tenant under this Lease) and Tenant shall refuse to approve in writing any such modification within fifteen (15) days after Landlord's request, Landlord shall have the right to terminate this Lease by

written notice to Tenant. If Landlord's right to terminate this Lease is exercised as aforesaid, this Lease shall be thereafter null and void. Any money or security deposit shall be returned to Tenant and neither party shall have any liability to the other by reason of such cancellation.

19. ATTORNEYMENT Tenant shall, in the event any proceedings are brought for the foreclosure of said Premises, or in the event of exercise of power of sale under any mortgage or deed of trust made by Landlord covering Premises, or in the event of sale by Landlord of its fee or leasehold interest in the Shopping Center or its interest in this Lease, attorn to the purchaser or lender upon any such foreclosure or sale and recognize such purchaser or lender as Landlord under this Lease. Provided Tenant is not otherwise in default of the terms of this Lease, any current or new lender, owner or purchaser of the Property shall not disturb Tenant's use or possession of the Premises.

20. INDEMNIFICATION In addition to any other indemnities to Landlord specifically provided in this Lease, Tenant shall indemnify and save harmless Landlord against and from all liabilities and/or claims in connection with any injury or damage to any person or property arising out of Tenant's actions, use and/or occupancy of Premises or any part thereof. This indemnification shall specifically extend to but shall not be limited to loss or damage arising out of environmental hazards or contamination. The provisions of this Paragraph shall be applicable until this Lease terminates and Tenant has vacated Premises.

21. FIRE OR OTHER CASUALTY LOSSES In the event the entire Premises or materially all of the Premises are destroyed by fire or other casualty covered by insurance policies applicable to the Premises, Landlord shall have the option of terminating this Lease or of rebuilding the Premises and shall give written notice of such election to the Tenant within thirty (30) days after the date of such casualty. Landlord's obligation to rebuild or repair is subject to the written consent of Landlord's first mortgagee who has a prior right to such insurance proceeds and shall be limited to the condition originally provided by Landlord at the time of Term Commencement. Landlord shall not be obligated to repair, rebuild, or replace any property belonging to Tenant or any improvements to the Premises furnished by or for Tenant. In the event Landlord elects to rebuild the Premises, the Premises shall

be restored to its former condition within a reasonable time, during which the rent due from Tenant to Landlord hereunder shall abate to the extent of interference. Unless this Lease is terminated by Landlord as hereinafter provided, Tenant shall repair, redecorate and refixture the Premises and restock contents thereof in a manner and to at least a condition equal to that existing prior to such damage or destruction, and the proceeds of all insurance carried by Tenant on the Premises shall be held in trust by Tenant for such purposes. In the event Landlord elects to terminate this Lease, Rent shall be paid only to the date of such casualty, and the term of this Lease shall expire as of the date of such casualty and shall be of no further force and effect and Landlord shall be entitled to sole possession of the Premises.

22. EMINENT DOMAIN OR CONDEMNATION If at any time during the term of this Lease, the whole or materially all of the Premises shall be taken for any public or quasi-public purpose by any lawful power or authority by the exercise of the right of eminent domain or condemnation or by agreement between Landlord, Tenant and those authorized to exercise such right, this Lease, the term hereby granted, any rights of renewal hereof and any renewal terms hereof, shall terminate and expire on the date of such taking and the rent and other sum or sums of money and other charges herein reserved and provided to be paid by the Tenant shall be apportioned and paid to the date of such taking.

The term "materially all of the Premises" shall be deemed to mean such portion of the Premises, as when so taken, would leave remaining a balance of the Premises which, due either to the area so taken or the location of the part so taken in relation to the part not so taken, would not allow the Tenant to continue its business operations, or would not under economic conditions, zoning laws or building regulations then existing or prevailing, readily accommodate a new building or buildings of a nature similar to the building or buildings existing upon the Land at the date of such taking and of floor area sufficient, together with buildings not taken in the condemnation, to operate Tenant's business, taking into account all reasonable parking requirements.

For the purpose of this paragraph, the Premises or a part thereof, as the case may be, shall be deemed to have been taken or condemned on the date on which actual possession of the Premises or a part thereof, as the case may be, is acquired by any lawful power or authority of the date on which title vests therein, whichever is earlier.

It is further understood and agreed that if at any time during the Term of this Lease, the Premises or the Property or the improvements or buildings located thereon, or any portion thereof, be taken or appropriated, or condemned by reason of eminent domain, the entire award shall be the property of the Landlord and in no event shall Tenant receive any portion of any award made to Landlord. Tenant shall have the right to make a separate claim for its own damages.

In the event less than materially all of the Premises shall be taken by governmental authority, then;

A. If the portion so taken does not affect the operation of Tenant's business, then this Lease shall continue in full force and effect.

B. In the event the portion of the Premises are taken so that Tenant is able to continue to operate its business is reduced by reason of such taking, then the Base Rent shall be reduced proportionately by the same percentage as the square footage of the Premises which have been taken by governmental authority bears to the total square footage of the Premises prior to such taking.

23. DEFAULT BY TENANT In the event Tenant fails or refuses to do or pay for anything which, under the terms of this Lease, Tenant is required or obligated to do or pay for, Landlord shall have the right, but not the obligation, to do or pay for such item in order to protect its interest hereunder. In such event, Tenant shall forthwith upon demand by Landlord reimburse Landlord for all costs and expenses of any kind or nature whatsoever which Landlord may incur or expend in connection with performing or paying for any obligation of Tenant, together with interest at the highest rate then allowable by law, as well as all reasonable attorneys' fees and costs incurred by Landlord in connection therewith.

Any of the following shall constitute a default by Tenant:

A. The failure of Tenant to pay any monthly rent when same is due.

B. The failure of Tenant to pay any monies owed to Landlord pursuant to this Lease, other than the failure of rent, when same is due.

C. The failure of Tenant to pay any monies required to be paid by Tenant pursuant to this Lease to any person other than Landlord, within ten (10) days after same are due.

D. The failure of Tenant to completely cure any non-monetary default on its part within ten (10) days after written demand by Landlord.

E. If Tenant shall become bankrupt or insolvent, or file or have filed against Tenant any debtor-creditor proceedings, or file or have filed against Tenant in any court, pursuant to any statute of the United States or of any state or territory thereof, a petition in bankruptcy or insolvency or for reorganization or appointment of a receiver or trustee for all or a portion of Tenant's property, or if Tenant makes an assignment for the benefit of creditors or petitions or enters into an arrangement, or suffers this Lease to be taken under any writ of execution or attachment, or if this Lease shall pass to or evolve upon one other than Tenant, by law or otherwise, except as provided herein, or if Tenant shall abandon or vacate the Premises before the end of the term of this Lease.

In the event Tenant defaults under the terms and conditions of this Lease, as set forth above, at the option of and pursuant to notice at any time thereafter by Landlord, this Lease shall terminate. Upon such termination, Tenant shall immediately vacate the Premises, but shall not remove anything unless Landlord shall make written demand that Tenant move specified property, in which event Tenant shall be obligated to forthwith remove the same. Landlord shall have the right, without notice, immediately to re-enter the Premises and remove all persons and property. Tenant expressly waives the service of any notice of Landlord's intention to terminate this Lease or to reenter the Premises, and waives the service of any demand for payment of rent or for possession and waives the services of any and every other notice or demand required by any statute or other law, and agrees that the simple breach of any of said terms, of itself, without the service of any notice or demand whatsoever, shall constitute a forcible detainer by Tenant of the Premises within the meaning of the laws of Florida. If Tenant shall not remove all effects from the Premises as above agreed, Landlord may, at its option, remove any property belonging to Tenant in any manner that Landlord may choose, and store the same without liability to Tenant for loss or damage thereof, and Tenant agrees to pay to Landlord, upon request, all expenses incurred in connection with such removal and storage; or, Landlord may, at its option, without notice, sell such property or any of the same for such price as Landlord may deem appropriate, and apply the proceeds of such sale to any amounts due pursuant to this Lease from Tenant to Landlord, including expenses of removal, storage and sale. Such storage shall be without bond. Landlord shall not be deemed guilty of trespass or forcible entry and

detained as a result of such entry. All sums of money that may be payable pursuant to any of the terms of this Lease by Tenant to Landlord, including all amounts which will become payable for the unexpired term of this Lease shall accelerate and be due and payable immediately upon default, except as otherwise provided herein. Landlord may, at its option, forthwith demand the full payment of all such sums, and Landlord may immediately proceed to collect same by any and all means provided by law and this Lease. No eviction, distress or other legal process shall relieve Tenant of its obligation to pay all sums due pursuant to the preceding sentence or any other provision of this Lease, including, but not limited to, rent for the unexpired term of this Lease. Landlord may recover from Tenant all damages it may incur by reason of such default as damages for loss of the bargain and not as a penalty, including the cost of recovering the Premises and reasonable attorneys' fees. Alternatively, at Landlord's option, which option shall be exercised in writing, Landlord may apply the entire amount of the security deposit held hereunder as liquidated damages. In the event that at any given time, in payment of rent, Tenant shall pay and Landlord shall accept a sum less than the total amount due and payable at that time, and unless Landlord specifies otherwise in writing at that time, Landlord's acceptance of such lesser amount shall be applied as rental on a per diem basis and shall not be construed to waive any rights of Landlord hereunder. Upon default, Landlord shall have the additional right to enter the Premises, remove Tenant's property, make such alterations and repairs as may be necessary and re-let the Premises for the account of Tenant on such terms and conditions as Landlord may choose, which re-letting may extend beyond the term of this Lease. All rentals received by Landlord upon such re-letting shall be applied first to the payment of any indebtedness other than rent due hereunder of Tenant to Landlord; second to the payment of any costs and expenses of such re-letting, including brokerage fees and attorneys' fees and costs of alterations and repairs; third to the payment of rent due and unpaid hereunder; and the residue, if any, shall be held by Landlord and applied in payment of future rent as the same may become due and payable hereunder, with the right reserved to Landlord to bring such action or proceedings for the recovery of any deficits remaining unpaid without being obligated to wait until the end of the term of this Lease, and the commencement or maintenance of any one or more actions shall not bar Landlord from bringing other or subsequent actions for further accruals pursuant to the provisions of this paragraph. Tenant shall be liable for any deficiency between the rent herein reserved and the rent derived from any such re-letting.

All rights and remedies of Landlord herein enumerated shall be cumulative, and none shall exclude any other right or remedy allowed by law, and said rights and remedies may be exercised and enforced concurrently and whenever and as often as occasion therefore arises.

24. CONDITION OF BUILDING Upon the termination of this Lease for any reason, Tenant shall surrender the Premises to Landlord, broom-clean, free of sub-tenancies, and in as good a condition and state of repair as existed on the rental commencement date of this Lease, reasonable wear and tear excluded.

25. TITLE & QUIET ENJOYMENT Landlord warrants that it has lawful title to execute this Lease and agrees, if Tenant shall perform all of Tenant's agreements specified herein, Tenant shall, subject to the terms and conditions of this Lease, have the peaceful and quiet enjoyment and possession of the Premises without any manner or hindrance from Landlord or any persons lawfully claiming through Landlord.

26. NOTICE AND CONSENT Any notice that either Party may desire or be required to give under this Lease shall be effective if in writing and delivered personally to the other Party or sent by express 24-hour guaranteed courier or by registered or certified mail of the United States Postal Service, return receipt requested, addressed to the other Party at the address as specified herein (or to such other address or person as either Party may, by notice to the other specify). Unless otherwise specified, notices shall be deemed given when received, but if delivery is not accepted, notices shall be deemed given on the earlier of the date delivery is refused or the third day after the same is deposited with such courier or United States Postal Service.

Whenever this Lease specifies that either Party has the right of consent, said consent shall be effective only if in writing and signed by consenting Party.

27. NO RIGHT TO RECORD Tenant shall not record this Lease, or any portion or a written memorandum of this Lease, in the public records of the county in which the Premises is located. A failure of Tenant to comply with this Paragraph shall give Landlord the immediate right to terminate this Lease upon notice to Tenant.

28. TIME IS OF THE ESSENCE It is expressly agreed that time is of the essence in the monthly payment of rent hereunder and in all other terms and provisions of this Lease to be performed by Tenant and Landlord.

29. BINDING EFFECT This Lease shall be binding upon, and inure to the benefit of Landlord's and Tenant's respective heirs, personal representatives, successors and, where permitted, assigns.

30. RADON GAS Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

31. ENVIRONMENTAL MATTERS Tenant shall not install, use, generate, manufacture, produce, store, release, discharge or dispose of on, under or about the Premises, nor transport to or from the Premises, any hazardous substance, nor allow any other person or entity to do so, except in minor amounts and under conditions permitted by applicable laws, regulations and ordinances and Tenant will keep and maintain the Premises in compliance with, and shall not cause or permit the Premises to be in violation of, any environmental law. Landlord shall have the right and privilege to: (a) join in and participate in, as a party if it so elects, any one or more legal proceedings or actions initiated with respect to the Premises; and to (b) have all costs and expenses thereof (including, without limitation, Landlord's reasonable attorneys' fees and costs) paid by Tenant. Tenant shall protect, indemnify and hold Landlord harmless from and against any and loss, damage, cost, expense and liability (including without limitation reasonable attorneys' fees and costs) directly or indirectly arising out of or attributable to the installation, use, generation, manufacture, production, storage, release, threatened release, discharge, disposal or presence of a Hazardous Substance on, under or about the Premises, including without limitation: (a) all foreseeable consequential damages; and (b) the costs of any required or necessary repair, clean-up or detoxification of the Premises; and (c) the preparation and implementation of any closure, remedial or

other required plans. This indemnity shall survive the termination of this Lease.

32. AUTHORITY Landlord and Tenant each represent and warrant to the other that they, and the individuals acting on their behalf, have full power and authority to enter into this Lease and to assume and perform all of the respective obligations hereunder; and that the execution and delivery of this Lease and the performance by the parties of their respective obligations hereunder are within the power and authority of each respective party, and no further action or approval is required in order to constitute this Lease as a binding and enforceable obligation of each party.

33. LIABILITY OF LANDLORD Tenant shall look solely to the estate and property of Landlord in the land and building comprising the Shopping Center for the collection of any judgment, or in connection with any other judicial process, requiring the payment of money by Landlord in the event of any default or breach by Landlord with respect to any of the terms, covenants and conditions of this Lease to be observed and performed by Landlord and no other property or estates of Landlord shall be subject to levy, execution or other enforcement procedures for the satisfaction of Tenant's remedies and rights under this Lease.

34. WAIVER OF JURY TRIAL The parties hereto waive trial by jury in connection with any and all proceedings or counterclaims brought by either of the parties hereto against the other.

35. ENTIRE AGREEMENT This Lease contains all the agreements between the parties hereto, and it may not be modified in any manner other than by agreement in writing, signed by all parties hereto or their successors in interest pertaining to the Premises. This Lease and the rights and duties of the parties hereunder, shall be construed in accordance with the laws of the State of Florida.

36. OPTION TO RENEW Provided Tenant is not in default under the Lease and has not defaulted under the terms of the Lease during the term of the Lease, Tenant is hereby granted two (2) consecutive five (5) year options to renew this Lease, provided Tenant notifies Landlord of its intention of exercising its option by Certified Mail, Return Receipt Requested, at least six (6) months prior to the expiration of each previous lease term.

All of the terms of the Lease shall remain the same with the exception of Base Rent and no further options to renew. The Base Rent for each subsequent Lease Year of the five (5) year options shall be adjusted by multiplying the Base Rent for the preceding Lease Year by 103% per annum. The total resulting from the aforesaid computation shall then become the Base Rent for the following Lease Year and 1/12th thereof shall be the monthly installment of the Base Rent.

37. CONFIDENTIALITY This Lease is intended only for the use of the individual(s) or entity to which it is addressed and contains information that is privileged, confidential and exempt from disclosure under applicable law. You are hereby notified that any dissemination, distribution or copying of this Lease and/or its terms to or for third parties is strictly prohibited. Any breach of this confidentiality will be treated as a default by Tenant and subject to the rights and remedies as set forth in paragraph 23.

38. BROKER'S COMMISSION Tenant represents and warrants that there are no claims for brokerage commissions or finder's fees in connection with the execution of this Lease.

39. ADDITIONAL PROVISIONS This Lease is subject to and contingent upon Tenant closing on its SBA loan ("Loan"). In the event said Loan does not close for whatever reason, either party may cancel this Lease.

IN WITNESS WHEREOF, Landlord and Tenant have hereunto executed this Lease Addendum for the purposes herein expressed, on the respective dates indicated below.

TENANT:

STRIKE ZONE
ENTERTAINMENT CENTER, LLC


Thomas J. Burke, President
Dated: 7-26-2016

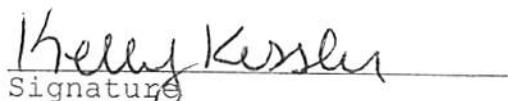
LANDLORD:

SAMBELLA HOLDINGS, LLC


Anthony J. Cerasio, President
Dated: 7-26-16

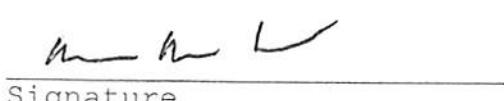
WITNESSES AS TO TENANT:


Signature
ARTHUR J. KRIEGER
Print Name


Signature
Kelly Kessler
Print Name

WITNESSES AS TO LANDLORD:


Signature
Robert Deevos
Print Name


Signature
Melanie Perfitt
Print Name

STATE OF FLORIDA }
COUNTY OF Indian River } SS:

I HEREBY CERTIFY that on this 26th day of July, 2016,
before me, an officer duly authorized to take acknowledgments,
personally appeared **Thomas J. Burke**, to me known to be the person
described in and who executed the foregoing instrument, and who is
Drivers License personally known to me or who has provided a
as proof of identification.

Annalinda Esposito
NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires:



ANNALINDA ESPOSITO
MY COMMISSION # FF 991213
EXPIRES: June 16, 2020
Bonded Thru Budget Notary Services