

## Excellence Home Care Services

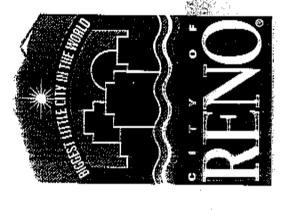
904 W. 7<sup>th</sup> St. Suite 102 Reno, NV 89503

Ph: (775) 737-9787 F: (775) 737-9790

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To: Dan Cruz	From: NICOLO SIMPSON
Fax: 404-891-0152	Fax: (775) 737-9790
Phone: 775-737-9787	Date: 6/4/14
Rc: 10an	Total # Pages:

10/01/2013 EFFECTIVE DATE:



904 W 7th St Ste #102

NAME OF BUSINESS:

Excellence Home Care 394

LICENSEE - NAME AND ADDRESS:

Nicole Simpson. 904 W 7th St Ste #102 RENO, NV 89503

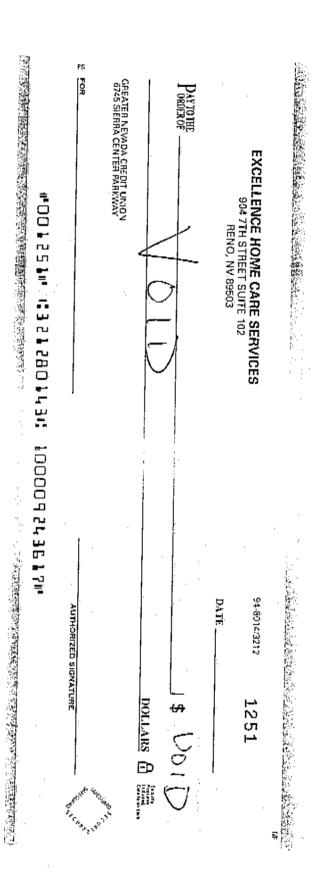
City of Reno

LICENSE #:

123829

EXPIRATION DATE:

CONDUCTED IN CONFORMITY WITH AND SUBJECT TO THE PROVISIONS OF THE ORDINANCES OF THE STATE LICENSED BUSINESS TO BE OF NEVADA



## COMMERCIAL LEASE AND DEPOSIT RECEIPT

DEIVED FROM NICOLE SIMPSOM	hereinafter referred to as LESSEE, dollars).
sum of \$ (	as a deposit which shall belong to Lessor and shall be applied as follows:
denced by	TOTAL , 1 RECEIVED BALANCE DUE PHIOR TO OCCUPANCY
nt for the period from OCT 01/3013 to OCT 30/30/5/	s Renew Evorus and Lease s s OCT 17/2012 Tos Sept 30/2013 s
purity deposit (not applicable toward last month's rent)	\$ CELLED TO THE ICE THE TANKED IS
TRE	\$ \$ •
TAL	5 5
In the event this Lease is not accepted by the Lessor within	days, the total deposit received will be retuited.
Lossee offers to lease from Lossor the premises situated in the	City of Solito County of Soliton
ate of described as	-t /
on the following terms and conditions: Oct 01/2013	$\frac{19-\text{and end on } 5eight 30/2014}{19-}$
TERM: The term will commence on	Hows: Check or money order payable To
RENT. The total rant will be \$ 7722	, , , , , , , , , , , , , , , , , , ,
A Viscott will be prid to Lessor or his/her authorized agent, at t	ne following address: PO Box 20576 Carson City
Veuzo 8973/	The state of the s
	me to time. In the event rent is not paid within 5 days after due date, Lessee
agrees to pay a late charge of \$.50. plus interest at	where the state evaluation is not a grace period, and Lessor is entitled to make written demand for any
5 50 . 20 for each dishonored bank check. The late charge t	pariod is not a grace period, and bessel is circulo to make the second
rent if not paid when due.	CEICE
tietuse the autist enjoyment of any tentint in the bi	ilding.
USES PROHIBITED: Lessee will not use any portion of the pro- be made upon the premises, nor acts done, which will increase the promise the premises. I accept will not conduct or part.	nises for purposes other than those specified. No use will be made or permitted to the existing rate of insurance upon the property, or cause cancellation of insurance of any sale by auction on the premises.
<ol> <li>ASSIGNMENT AND SUBLETTING: Lesser will not assign this Lessor, which will not be unreasonably withheld. Any such as</li> </ol>	Leaso or sublet any portion of the premises without prior written consent or the signment or subletting without consent will be void and, at the option of the Lessor,
	atutes, ordinances, and requirements of all municipal, state and federal authorities
now in force, or which may later be in force, regarding the use of the premises will.	at the option of the Lessor, be deemed a breach of this Lease.
	indicated tesses acknowledges that the premises are in good order and repair.
	in a good and safe condition, including plate glass, electrical wiring, plumbing and tem or equipment. The premises will be surrendered, at termination of the Lesse,
will be maintained by Lesson roof, exterior walls, structural	foundations (including any retrofitting required by governmental authorities) and:
Lesses will also maintain in good condition property adjacen	to the premises, such as sidewalks, driveways, lawns, and shrubbery, which would
-thanking be essintained by Lesson	
No Improvement or alteration of the premises will be made	e without the prior written consent of the Lessor. Prior to the commencement of any a Lossor at least t <b>wo (2) days written notice</b> in order that Lessor may post appropri-

ate notices to avoid any liability for liens.

- 8. ENTRY AND INSPECTION: Lessee will permit Lessor or Lessor's agents to enter the promises at reasonable times and upon reasonable notice for the purpose of inspecting the premises, and will permit Lessor, at any time within sixty (60) days prior to the expiration of this Lease, to place upon the premises any usual "For Lease" signs, and permit persons desiring to lease the premises to inspect the premises at reasonable times.
- 9. INDEMNIFICATION OF LESSOR: Lessor will not be liable for any damage or injury to Lessee, or any other person, or to any property, occurring on the premises. Lessee agrees to hold Lessor harmless from any claims for damages arising out of Lessee's use of the premises, and to indemnify Lessor for any expense incurred by Lossor in defending any such claims.
- 10. POSSESSION: If Lessor is unable to deliver possession of the premises at the commencement date set forth above, Lessor will not be liable for any damage caused by the delay, nor will this Lease be void or voidable, but Lessee will not be liable for any rent until possession is delivered. Lessee may terminete this Lease if possession is not delivered within \_\_\_\_\_\_ days of the commencement term in item 1.
- 11. LESSEE'S INSURANCE: Lessee, at his/her expense, will maintain plate glass, public liability, and property damage insurance insuring Lessee and Lessor with minimum coverage as follows:

Lessee will provide Lessor with a Certificate of insurance showing Lessor as additional insured. The policy will require ten (10) day's written notice to Lessor prior to cancellation or material change of coverage.

- 12. LESSOR'S INSURANCE: Lessor will maintain hazard insurance covering one hundred percent (100%) actual cash value of the improvements throughout the Loase term. Lessor's insurance will not insure Lessoc's personal property, leasehold improvements, or trade fixtures.
- 15. SUBROGATION: To the maximum extent permitted by insurance policies which may be owned by the parties, Lessor and Lessee waive any and all rights of subrogation which might otherwise exist.
- 14. UTILITIES: Lossee agrees that he/she will be responsible for the payment of all utilities, including water, gas, electricity, heat and other services NONE delivered to the premises, except: \_\_\_\_
- 15. SIGNS: Lessee will not place, maintain, nor permit any sign or awning on any exterior door, wall, or window of the premises without the express written consent of Lessor, which will not be unreasonably withheld.

ANATION: If any part of the premises is condemned for public use, and a part remains which is susceptible of occupation by Lessee, this ill, as to the part taken, terminate as of the date the condemner acquires possession. Lessee will be required to pay such proportion of the the remaining term as the value of the premises remaining bases to the total value of the premises at the date of condemnation; providence, that Lessor may at his/her option, terminate this Lesso as of the date the condemner acquires possession. In the event that the arc condemned in whole, or the remainder is not susceptible for use by the Lessee, this Lesso will terminate upon the date which the nor acquires possession. All sums which may be payable on account of any condemnation will belong solely to the Lessor; except that vill be entitled to retain any amount awarded to him/her for his/her trade fixtures or moving expenses.

**EXTURES:** Any and all improvements made to the premises during the term will belong to the Lessor, except trade fixtures of the Lessoe, asy, upon termination, remove all his/her trade fixtures, but will pay for all costs necessary to repair any damage to the premises occay the removal.

CTION OF PREMISES: In the event of a partial destruction of the premises during the term, from any cause, Lessor will promptly repair ises, provided that such repairs can be reasonably made within sixty (60) days. Such partial destruction will not terminate this Lesse at Lessee will be entitled to a proportionate reduction of rent while such repairs are being made, besed upon the extent to which the make at the option of either party by giving written notice to the other party within the sixty (60) day period.

**DUS MATERIALS:** Lessee will not use, store, or dispose of any hazardous substances upon the premises, except the use and storage of stances that are customarily used in Lessee's business, and are in compliance with all environmental laws. Hazardous substances means required under any environmental laws.

PRIORCE Steps Labout a trying order structure account and ac

of Lease continues, Lessor may, at any time thorcafter, elect to terminate the Lease. These provisions will not limit any other rights or romedies which Lassor may have.

- 23. SECURITY: The security deposit will secure the performance of the Lessee's obligations. Lessor may, but will not be obligated to, apply all or portions of the deposit on account of Lessee's obligations. Any balance remaining upon termination will be returned to Lessee. Lessee will not have the right to apply the security deposit in payment of the last month's rent.
- 24. DEPOSIT REFUNDS: The balance of all deposits will be refunded within three weeks (or as otherwise required by law), from date possession is delivered to Lessor or his/her authorized agent, together with a statement showing any charges made against the deposits by Lessor.
- 25. ATTORNEY FEES: In any action or proceeding involving a dispute between Lessor and Lessee arising out of this Lease, the prevailing party will be entitled to reasonable attorney fees.
- 25. WAIVER: No failure of Lessor to enforce any term of this Lesse will be deemed to be a waiver.
- 27. NOTICES: Any notice which either party may or is required to give, will be given by mailing the notice, postage prepaid, to Lessee at the premises, or to Lessor at the address shown in Item 2, or at such other places as may be designated in writing by the parties from time to time. Notice will be effective five days after mailing, or on personal delivery, or when receipt is acknowledged in writing.
- 28. HOLDING OVER: Any holding over after the expiration of this Lease, with the consent of Owner, will be a month-to-month tenancy at a monthly rent of \$ 285. \_\_\_\_\_ payable in advance and otherwise subject to the terms of this Lease, as applicable, until either party will terminate the tenancy by giving the other party thirty (30) days written notice.
- 29. TIME: Time is of the essence of this Lease.
- 30. HEIRS, ASSIGNS, SUCCESSORS: This Lease is binding upon and incres to the benefit of the hoirs, assigns, and successors of the parties.
- 31. TAX INCREASE: In the event there is any increase during any year of the term of this Lease in real estate taxes over and above the amount of such taxes assessed for the tax year during which the term of this Lease commences, Lesses will pay to Lessor an amount equal to \_\_ increase in taxes upon the land and building in which the leased premises are situated. In the event that such taxes are assessed for a tax year extending beyond the term of the Lease, the obligation of Lessee will be prorated. Lessee will not be responsible for any tax increase occasioned solely by a sale or transfer of the premises by Lessor.
- 32, COST OF LIVING INCREASE: The rent provided for in Item 2 will be adjusted effective upon the first day of the month immediately following the expiration of 12 months from date of commencement of the term, and upon the expiration of each 12 months thereafter, in accordance with changes in the U.S. Consumer Price Index for All Urban Consumers (1982-84 = 100) ("CPI"). The monthly rent will be increased to an amount equal to the monthly rent set forth in Item 2, multiplied by a fraction the numerator of which is the CPI for the second calendar month immediately preceding the adjustment date, and the denominator of which is the CPI for the second calendar month preceding the commencement of the Lease term; provided, however, that the monthly ront will not be less than the amount set forth in Item 2.
- OPTION TO RENEW: Provided that Lessee is not in default in the performance of this Lease, Lessee will have the option to renew the Lease for an additional term of \_\_\_\_\_ months commencing at the expiration of the initial Lease term. All of the terms and conditions of the Lease will apply ... which will be adjusted in accordance with the cost of living during the renewal term, except that the monthly rent will be the sum of \$\_\_\_\_\_ increase provision set forth in Item 32.

days prior to the expiration of the initial Lease term. If The option will be exercised by written notice given to Lessor not less than \_\_\_\_ notice is not given within the time specified, this Option will expire.

- 34. AMERICANS WITH DISABILITIES ACT: The parties are slerted to the existence of the Americans With Disabilities Act, which may require costly structural modifications. The parties are advised to consult with a professional familiar with the requirements of the Act.
- LESSOR'S LIABILITY: in the event of a transfer of Lessor's title or interest to the property during the term of this Lease, Lessee agrees that the grantee of such title or interest will be susbstituted as the Lessor under this Lease, and the original Lessor will be released of all further liability: provided, that all deposits will be transferred to the grantee.
- 36. ESTOPPEL CERTIFICATE:
  - (a) On ten (10) days' prior written notice from Lessor, Lossee will execute, acknowledge, and deliver to Lessor a statement in writing: [1] certilying that this Loase is unmodified and in full force and effect (or, if modified, stating the nature of such modification and certifying that this Lease, as so modified, is in full force and offect), the amount of any security deposit, and the date to which the rent and other charges are paid in advance. if any; and [2] acknowledging that there are not, to Lesseo's knowledge, any uncured defaults on the part of Lessor, or specifying such defaults if any are claimed. Any such statement may be conclusively relied upon by any prospective buyer or encumbrancer of the premises.
  - (b) At Lessor's option, Lessee's failure to deliver such statement within such time will be a material breach of this Lesse or will be conclusive upon Lessee: [1] that this Lesse is in full force and effect, without modification except as may be represented by Lessor; [2] that there are no uncured defaults in Lessor's performance; and [3] that not more than one month's rent has been paid in advance.
  - (c) if Lessor desires to finance, refinance, or sell the premises, or any part thereof, Lessee agrees to deliver to any lender or buyer designated by Lessor such financial statements of Lossee as may be reasonably required by such londer or buyer. All financial statements will be received by the Lessor or the lender or buyer in confidence and will be used only for the purposes set forth.
- 37. ENTIRE AGREEMENT: The foregoing constitutes the entire agreement between the parties and may be modified only in writing signed by all parties. The following exhibits are a part of this Lease: Exhibit A: Exhibit B: -Exhibit C: \_

The undersigned Lessee acknowledges that he/she has thoroughly read and approved each of the provisions contained in this Offer, and agrees to the terms and conditions specified.

LOBSOD MILL DIMPSD Date 1/2	Lessee	Date							
Receipt for deposit acknowledged by:		Date							

## ACCEPTANCE

The undersigned Lessor accepts the foregoing Offer and agrees to lease the premises on the terms and conditions set forth above. NOTICE: The amount or rate of real estate commissions is not fixed by law. They are set by each broker individually and may be negotiable between the owner and broker.

, the Broker in this transaction, the sum of \$\_\_\_\_ The Lessonagrees to pay to rendered and authorizes Broker to deduct said sum from the deposit received from Lessee.

In the event the Lease is extended for a definite period of time or on a month-to-month basis after expiration of the original term, Lessor will pay \_% of the total rental for the extended period. This commission will be due and payable at the comto Broker an additional commission of \_\_\_\_\_ mencement of the extended period if for a fixed term, or if on a month-to-month basis, at the termination of Lessee's occupancy or one year, whichever is earlier.

In any action for commission, the prevailing party will be entitled to reasonable attorney fees.

. Date ......

Greater Nevada Credit Union



## IT'S TIME TO LIVE GREATER

CONTACT US I HELP I LOG OFF

History 4381=GK=1 Checking //		Histor	y Scarch I	Export l Print	Additional Account Info		
ite % Description %	Check#	Annount The Fee The Balance			Account Detail Account Nickname *4381#CK#		
KO4K014 ACH WITHDRAWAL-CCD/NV PAYROLL SVCS/CASH C&D VG4/2014 ACH WITHDRAWAL-CCD/MERCHANT FUNDING/MFS-ICC KO4/2014 ACH WITHDRAWAL-CCD/FINSHLINE CAPITA/7320530332 VG4/2014 ACH WITHDRAWAL-CCD/FB FUNDING/FB0F735C72 VG4/2014 PAID CHECK INCLEARING (SYS) 13241	1328	\$ -667.90 \$ -169.16 \$ -25.00 \$ -151.10 \$ -20.00	\$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00	\$ 1,478.92 \$ 2,146.82 \$ 2,315.98 \$ 2,340.98 \$ 2,492.08	Actual Balance Available Balance Year To Date Dividend Previous Year Dividend	\$ 1,478.92 \$ 1,453.12 \$ 0.00 \$ 0.00	
VO3/2014 ATM/PQS PURCHASE-TERM# INGGOD STARBUCKS #0948 RENO RENO NVUS- VO3/2014 ATM/PQS PURCHASE-TERM# 11 QVC*450905931001*1 O	_	\$ -5.82 \$ -38.77	\$ 0.00	\$ 2,512.08 \$ 2,517.90	*		
5800-367-9444 PAUS- 6/03/2014 ACH WITHDRAWALPPD/MY LEASE 2 ÇWN/01 9/03/2014 ACH WITHDRAWALÇÇD/MERÇHAN'' FUNDING/MES-ICC		\$ -2,064.00 \$ -169.16	\$ 0.00 \$ 0.00	\$ 2,556.87 \$ 4,620.67			
/03/2014 ACH WITHDRAWALCCD/FINSHLINE GAPITA/7328530332 /03/2014 ACH WITHDRAWALCCD/FB FUNDING/FB0F735C72 /03/2014 ACH WITHDRAWALCCD/EPS/NET ACH	·	\$ -25.00 \$ -161.10 \$ -57.23	\$ 0.00 \$ 0.00 \$ 0.00	\$ 4,789.83 \$ 4,814.83 \$ 4,965.93			
VO3/2014 ACH WITHDRAWALCCD/AUTHNET GATEWAY/BILLING VO3/2014 ATM/POS PURCHASE-TERM# 84780201 ARCQ PAYPQINT 600 KJETZKE LN RENO		\$ -20,00 \$ -41,38	\$ 0.00 \$ 0.00	\$ 5,023.16 \$ 5,043.16			
//03/2014 ATM/POS PURCHASE-TERM# 84780201 ARCO PAYPOINT 600 KIETZKE LN RENO //03/2014 ATM/POS PURCHASE-TERM# 05779184 PACIFIC SUN /	•	\$ 0.00 \$ •4.40	\$ 0.00 \$ 0.00	\$ 5,084.54 \$ 5,084.54			
KEYSTONE RENO NVUS- /03/2014 ATM/POS PURCHASE-TERM# 05779164 PACIFIC SUN / KEYSTONE RENO NVUS-		\$ -21.87	\$ 0.00	\$ 5,088,94			
V02/2014 PAID CHECK INCLEARING (SYS) 1090	1300	\$ -991.00	\$ 0.00	\$ 5,110.81			
VO2/2014 PAID CHECK INCLEARING (SYS) 15309 VO2/2014 ATM/POS PURCHASE-TERM# INU400 STARBUCKS #0975 RENO FIENO NYUS-	15309 7	\$ -87,60 \$ -3,18	\$ 0.00 \$ 0.00	\$ 5,209.81 \$ 5,297.41			
/02/2014 ATM/POS PURCHASE-TERM# IN0300 STARBUCK\$ #0948 RENO RENO NVUS-		\$ -3 18	\$ 0.00	\$ 5,300.59			
VO2/2014 SWITCH ATM WITHDRAWAL (SYS)-1 FRM# INVD8053 HAN OF AMERICA "RENO UNIVERSITY	IK.	S -105.00	\$ 2.00	\$ 5,303.77			
/02/2014 ATM/POS PURCHASE-TERM# 004/3397 PÓPEYÉS HENÓ NYUS- /02/2014 ACH WITHDRAWALCCD/FINSHLINE CAPITA/73/8599383		\$ -4.72 \$ -25.00	\$ 0.00 \$ 0.00	\$ 5,408.77 \$ 5,413.49			
VQ2/2014 ACH WITHDRAWAL - CCD/MERCHANT FUNDING/MES-ICC		\$ -169.16	5 0.00	\$ 5,438.49			
/Q2/2014 ACH WITHDHAWALCCD/FB FUNDING/F80F735C72		\$ -151.10	\$ 0.00	\$ 5,607.65			
/02/2014 ACH DEPOSITCOD/EPS/NET ACH		\$ 196.00	\$ 0.00	\$ 5,758.75			
/02/2014 ATM/POS PURCHASE-TERM# IN7300 BOSTON MARKET 1588 HÉNŐ NYUS-		\$ -10.21	\$ 0.00	\$ 5,562.75			
/01/2014 BUSINESS ACCOUNT FEES-BUSINESS MAINTENANCE F	CC	\$ -10.00	\$ 0.00	\$ 5,572.96			
/01/2014 ATM/POS PURCHASE-TERM# 11 QVC*450835457201*1 OI 5800-367-9444 PAUS-	•	\$ -23.25	\$ 0.00	\$ 5,582.96			

Greater Nevada Credit Union eBranch Member Service Phone: (800)-421-6674

eBranch Member Service Is available 24 hours a day.

eBranch Terms and Conditions



Your Eavings federally incured to at least \$250,000 and backed by the full felth and credit of the United States Government. National Credit Union Administration, a U.S. Government Agency. Copyright © 2000 Greater Nevado Credit Union

