

LEASE TERMINATION AGREEMENT

This Lease Termination Agreement ("Agreement") is entered into between _____, an Ohio corporation ("Landlord") and _____, an Ohio corporation ("Tenant").

WHEREAS, Landlord and Tenant's predecessor in interest are parties to that certain Office Lease dated June 24, 1996, and as amended by a First Amendment to Office Lease dated October 26, 1998 and a Second Amendment to Office Lease dated June 22, 2003 (as amended, the "Lease"), for certain space located at _____ ("Premises"); and

WHEREAS, the parties now desire to provide for the termination of the Lease, and the return of the Leased Premises to Landlord, prior to the current expiration date of the Lease.

NOW, THEREFORE, in consideration of mutual promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is agreed as follow:

1. Termination. The parties agree that in lieu of the original expiration date of October 31, 2008, the Lease shall terminate on March 1, 2006 ("Termination Date"). Prior to the Termination Date, Tenant shall quit the Premises and surrender and return the Premises to Landlord, "as is" in broom clean condition.

2. Lease Termination Fee. In consideration for Tenant being relieved of further obligations under the Lease after the Termination Date, Tenant and Landlord agree that Tenant shall pay a Lease Termination Fee of Seventy Thousand Dollars (\$70,000.00). This payment shall be made to Landlord by March 1, 2006.

3. Mutual Release. Upon Tenant satisfying its obligations set forth in this Agreement, Landlord releases, discharges and waives any claims known or unknown, against Tenant, its successor, assigns, officers or directors, arising out of or in any way connected with the Lease through the date hereof, and Tenant releases, discharges and waives any claims, known or unknown, against the Landlord, its successors, assigns, officers or directors, arising out of or in anyway connected with the Lease through the date hereof.

4. Binding upon Successors and Assigns. This Agreement shall be for the benefit of and be binding upon, the parties hereto and their respective successors and assigns.

5. Final Agreement. This Agreement shall constitute the final agreement and understanding of the parties on the subject matter hereof. This Agreement may be modified only by a further writing signed by the parties.

6. Attorney Fees. If any legal action is commenced to enforce or interpret the terms of this Lease Termination Agreement, the prevailing party shall be entitled to reasonable attorney's fees and costs in addition to any other relief to which the prevailing party may be entitled.

7. Ohio Law; Illegality. This Agreement shall be governed by the laws of the State of Ohio. In case any one or more of the provisions contained herein shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision of this Agreement, but this Agreement shall be construed as if such invalid, illegal or unenforceable provisions had not been contained herein.

8. Counterparts. This Amendment may be executed in any number of counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers as of the _____ day of _____, 2006.

LANDLORD:

By: _____

Title: _____

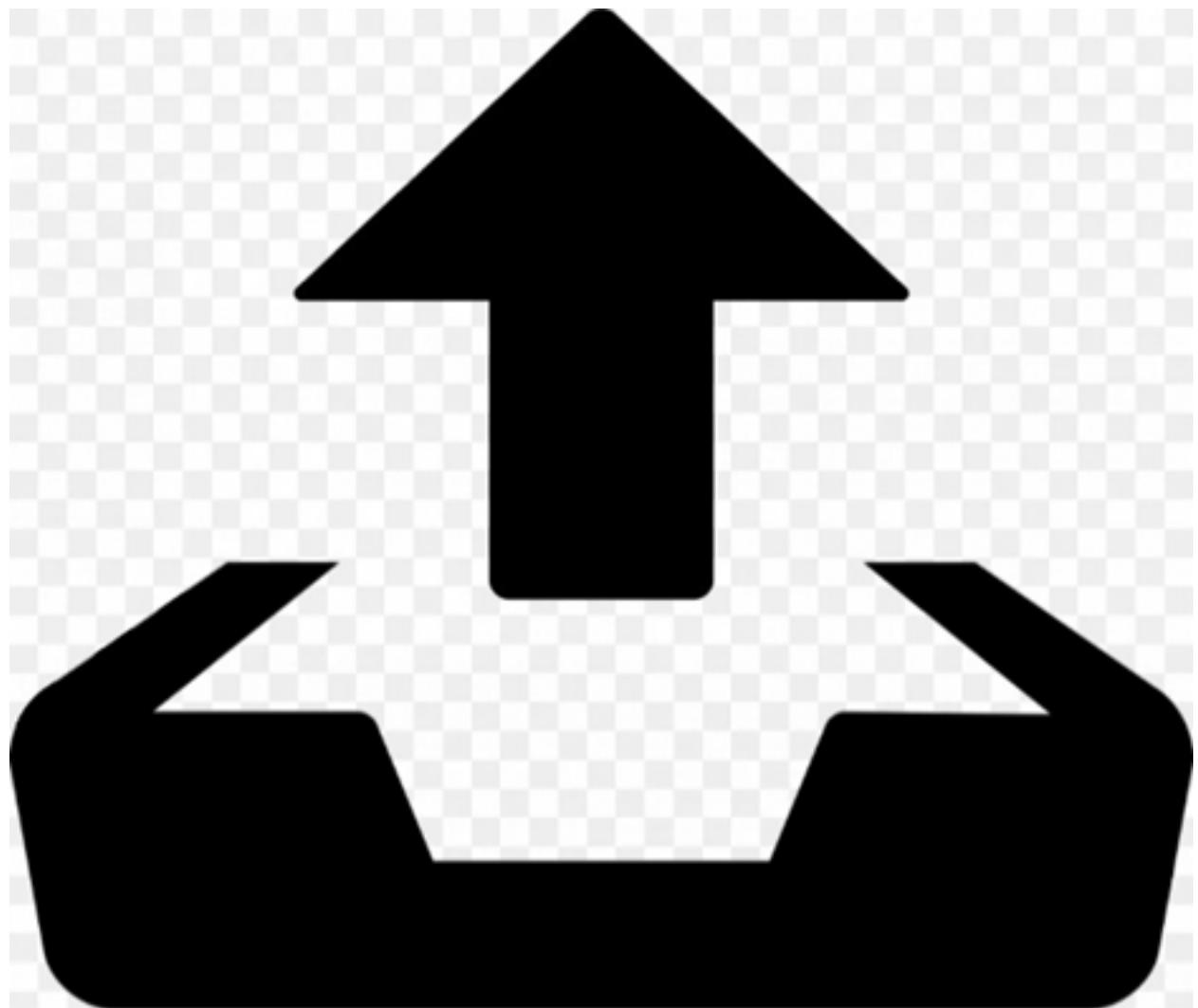
TENANT:

By: _____

Title: _____

Documents		Workflow			Status		
Name	Created By	Da Stage	Document	End Date	Total No of YTS	WIP	
Resume Re ##### krishnaraj@Stage_001	YTS	NA			1	1	0
BP_93884 ##### krishnaraj@NA		NA		NA	1	1	0

Completed %	Completed Warning	Docs without Esign	Applied Form	Applied
0	0%	0 NA	NA	NA
0	0%	0 NA	NA	NA



USERID	CUST_ID	ADDRESS1 CITY	STATE	ZIP5
801PRODE	1001	6202 FRESI MIDDLE VII NY		11379
801PRODE	1002	5318 WASH WEST ROXI MA		2132
801PRODE	1003	514 S COMMERCIAL ST IL		62946
801PRODE	1004	1210 PAUL HARRISBUF MN		56601
801PRODE	1005	4915 BAUN BEMIDJI PA		15213
801PRODE	1006	1 ARENA PI PITTSBURG KY		40202
801PRODE	1007	5717 QUEE LOUISVILLE NY		11377
801PRODE	1008	439 E STAT WOODSIDE UT		84003
801PRODE	1009	5318 WASI AMERICAN MA		2132
801PRODE	1010	5318 Wash WEST ROXI MA		2132

Competition Analysis

Competitor Name

Competitor Name

Your Hotel

DoubleTree By Hilton Nashua

Hotel 1

Courtyard Marriott Nashua

Hotel 2

Residence Inn Nashua

Hotel 3

Hampton Inn Nashua

Hotel 4

Radisson Nashua

Competition Analysis

Competitor Name

Competition Type

Your Hotel

Full Service Hotel with midweek corporate, strong group and social on weekend.

Hotel 1

Midweek Corporate and social room blocks on weekend. Built for transient everyday

Hotel 2

Long term stay guests, push length of stay with minor corporate midweek.

Hotel 3

Everyday transient traveler with mid week corporate.

Hotel 4

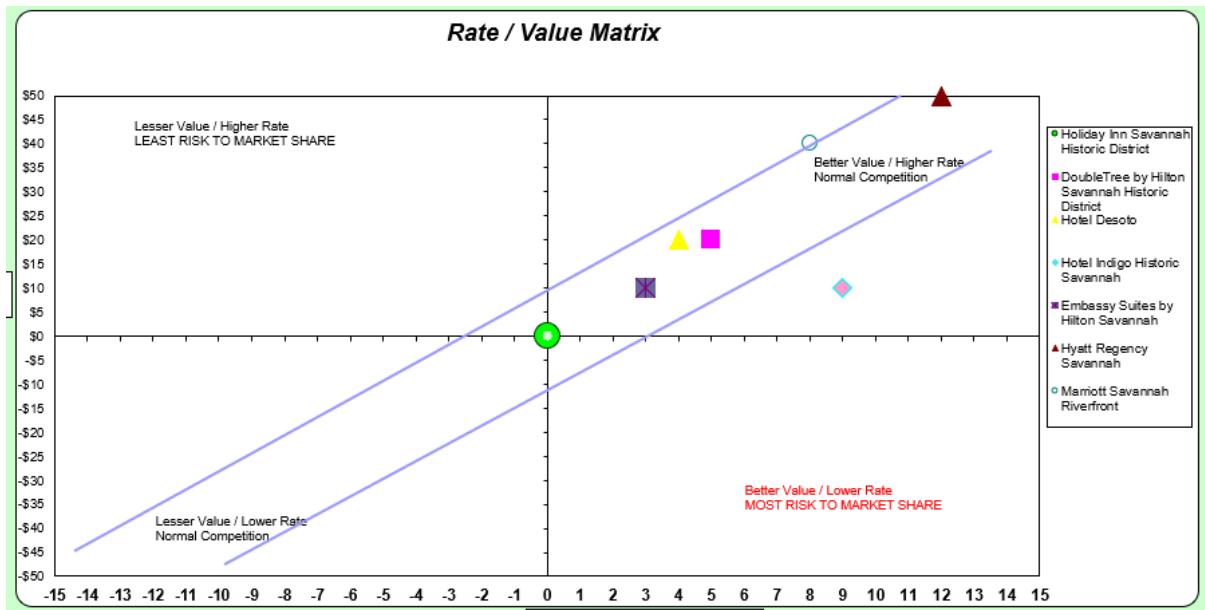
Midweek Corporate, Sports, Tour and Travel. Social on weekends.

Property Analysis Data Chart

<ul style="list-style-type: none"> • Room Breakdown • 135 Total Rooms-100% Non-Smoking • 98- Two Queen • 24- King • 25- King Deluxe • 2-King Deluxe withxcvx Whirlpool Tubs • 60- Two Queen Hearing Access • 4-King Access Bathtub • 2-King Roll In Shower • 1-King Hearing/Mob Access Bath Tub • 3-King Hearing Access sdss • 2-King Deluxe Hearing Access 	<ul style="list-style-type: none"> • Meeting Space • Regency Grand Ballroom 3,450 sq. ft. • Regency Ballroom A 1,100 sq. ft. • Regen sdfsd Ballxcvroom B 2,300 sq. ft. • Boardroom 384 sq. ft. • Wireless & Hard Wired Internet Access
<ul style="list-style-type: none"> • Bar & Grill-Hotel • 110 Seats • 6:00am until 10:00am for Breakfast Mon-Fri • 7:00am until 11:00am for Breakfast Sat-Sun • 5:00pm until 11:00pm for Dinner daily • Bar Hours 5:00pm until Midnight Mon-Thurs • Bar Hours 5:00pm until 1:00am Fri-Sat • Bar Hours 5:00pm until 10:00pm on Sun 	<ul style="list-style-type: none"> • MINI-MART-Market • Open 24 Hours • Fresh yogurt parfaits, salads, sandwiches • Fresh whole fruit • Snacks, drinks and frozen meals • Sundries •
<p style="text-align: center;">Room Features</p> <p style="text-align: center;">*)Two Cup Coffeemaker</p> <p style="text-align: center;">*)Iron and Ironing Board</p> <p style="text-align: center;">*)47" Flat Panel HDTV</p> <p style="text-align: center;">*)AM/FM Alarm Clock</p> <p style="text-align: center;">*)Hair Dryer</p> <p style="text-align: center;">*)Voicemail, Speakerphone and Free Local Calls</p> <p style="text-align: center;">*)Complimentary Wi-Fi</p> <p style="text-align: center;">*)In-Room Safe</p>	

Rate Assessment - Competitive Set 1 – Full Service Properties

Property Name and Number of Rooms	Rate (Short term)	Overall Physical Quality	Level of Service	Quality of Guest Rooms	Impact of Brand Image	Location	Overall Hotel Features & Services	Overall Rating (sum of previous columns)
Holiday Inn Savannah Historic District # Rooms: 127	\$ 179.00	0	0	0	0	0	0	0
DoubleTree by Hilton Savannah Historic District # Rooms: 150	\$199	0	0	1	2	1	1	5
Hotel Desoto # Rooms: 246	\$199	1	2	1	-1	-1	2	4
Hotel Indigo Historic Savannah # Rooms: 252	\$189	2	1	2	1	1	2	9
Embassy Suites by Hilton Savannah # Rooms: 150	\$189	0	0	2	1	-2	2	3
Hyatt Regency Savannah # Rooms: 351	\$229	2	2	1	2	3	2	12
Marriott Savannah Riverfront # Rooms: 387	\$219	-1	2	1	2	2	2	8



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SingleLine	SingleLine	Date
xdv	sdf	9/7/2020
asefrw	werfw	9/2/2020
sdgf	sdg	
sad	asefwstgfwe r	9/16/2020
setfr	ewt	9/9/2020