

OFFICE SPACE LEASE AGREEMENT

THIS AGREEMENT made, entered into and executed in duplicate this ___ day of March, 2010 by and between Linda Hyman, hereinafter called "Lessor", and Abstractors Network, LLC, hereinafter called "Lessee". Lessor and Lessee contract and agree as follows:

1. Lessor hereby leases unto Lessee Suite 211 being interior, heated and cooled space with hot and cold water in bathrooms in the building located at Creekside Office Building, 3555 Keith Street, Cleveland, Bradley County, Tennessee, hereafter "the leased property."

2. The term of this lease shall be for a primary term of one year, commencing on 1st day of April, 2010, and expiring at midnight on the 1st day of April, 2011, unless extended as provided for herein. Lessee may take possession of the leased property at any time after the execution date, hereof. At the end of the primary term this lease shall be automatically extended for one additional year unless within thirty (30) days prior to the expiration of the primary term Lessee gives Lessor written notice of its intent not to extend the term hereof. In the event of such written notice to Lessor, Lessee shall occupy the premises, thereafter, on a month to month basis.

3. Lessee shall pay to Lessor, as rental, the sum of Two Thousand Dollars (\$2,000.00) per month for each month of the lease term, or any renewal term, in advance, on or before the tenth day of each month during the term hereof,

commencing on the 1st day of April, 2010. (Lessor acknowledges that Lessee has paid at the execution of this agreement, the sum of \$4,000.00 as advance payment of rents for April and May, 2010. Thereafter, the next rental payment due from Lessee shall be June 1, 2010.)

4. The leased property shall be used for conducting of Lessee's title abstract business.

5. The Lessor shall pay all ad valorem taxes assessed against the leased property.

6. Lessee shall provide at lessee's expense, all electrical utility bills related to the office occupied by Lessee. Lessor shall pay all water, sewer, garbage collection or garbage container charges for the leased property.

7. Lessor shall be responsible for all maintenance of the grounds and improvements on the leased property including but not limited to landscaping, roof, exterior doors and walls, windows, plumbing, heating, air conditioning, and electrical system associated with the premises. If Lessor fails to perform necessary maintenance as provided for herein Lessee may, in its sole discretion, perform said maintenance and bill Lessor the cost thereof or may terminate this lease upon written notice to Lessor.

8. Lessee agrees to return the leased property to Lessor at the expiration hereof in the same or similar condition as the present condition ordinary wear and tear excepted. Lessee shall pay to Lessor contemporaneous with the

execution of this agreement, the sum of \$1,000.00 as a security deposit for the repair of any damage to the leased premises, normal wear and tear excepted, caused by acts of Lessee. The deposit shall be held in trust by Lessor and shall be returned to Lessee within ten (10) days following the termination date of this lease.

9. Lessee shall, at Lessee's expense, perform initial office alterations to customize the premises for lessee's needs. Any fixtures attached to the walls or floors of the leased premises by lessee shall remain the property of Lessor upon expiration hereof unless they can be removed by Lessee without damage to the leased premises. *Landlord agrees for some work to be completed with a professional contractor that is agreeable to the Landlords inspection.*

JD
JH

10. If Lessee fails to pay the rent on time or violates other terms of this lease, the Landlord shall provide written notice of the violation or default. If the violation or default is not corrected within 15 days of Lessee's receipt of notice, the Landlord will have the right to terminate the lease.

11. Lessor shall maintain hazard insurance on the leased property but Lessee shall be responsible for maintaining hazard insurance on any personal property of Lessee located within the leased property. Lessor shall not be liable for any losses suffered to Lessee's property, except to the extent such losses are occasioned by the negligence or intentional acts of Lessor, its agents or employees.

12. In the event all or a portion of the leased property is damaged or destroyed by fire or other casualty or taken by eminent domain, to the extent that Lessee is unable to conduct its reasonable and ordinary business operations, Lessee

shall have the option to terminate the lease.

13. Time is of the essence in the performance of all duties obligations, and responsibilities under the terms of this lease.

14. Lessor and Lessee covenant, understand, and agree that each is liable under the terms of this lease, and hereby agrees to perform all of the covenants and undertakings herein contained to be kept. This lease may not be assigned nor the leased property subleased without the written notice to Lessor.

15. All notices given pursuant to the terms of this lease shall be deemed given and received five (5) days after mailing postage prepaid, certified mail, return receipt requested, to:

3555 KEITH STR. STE #211
ABSTRACTORS NETWORK LLC CLEVELAND, OH 44112 if to the Lessee

and to _____ if to

Lessor, or at such other address as Lessor or Lessee shall give notice to the other during the term of this lease.

WITNESS the signatures of the parties, this ____ day of March, 2010.

LINDA HYMAN

ABSTRACTORS NETWORK, LLC
LESSEE

BY: LINDA HYMAN

Digitally signed by LINDA HYMAN
DN: cn=LINDA HYMAN, o=APPROVED HOME
MORTGAGE, ou=3555 KEITH ST, STE 211
CLEVELAND, OH 44112
Date: 2010.03.17 11:39:14 -0500

BY: _____

THOMAS EWINGER

3-17-10

TITLE: LESSOR

TITLE: MANAGING MEMBER

- Thomas Ewinger will have first option to purchase said property.
- Landlord will continue to sell said property while under lease

Handwritten initials: TE and LE

shall have the option to terminate the lease.

13. Time is of the essence in the performance of all duties obligations, and responsibilities under the terms of this lease.

14. Lessor and Lessee covenant, understand, and agree that each is liable under the terms of this lease, and hereby agrees to perform all of the covenants and undertakings herein contained to be kept. This lease may not be assigned nor the leased property subleased without the written notice to Lessor.

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Lessor, or at such other address as Lessor or Lessee shall give notice to the other during the term of this lease.

WITNESS the signatures of the parties, this ____ day of March, 2010.

LINDA HYMAN

BY: Linda Hyman 3-17-10

TITLE: LESSOR

ABSTRACTORS NETWORK, LLC
LESSEE

BY: Thomas Ewinger 3-17-10
THOMAS EWINGER

TITLE: MANAGING MEMBER