



Lessee's Legal Name: North Coast Mini Mart LLC

Lessee's Address: 3728 W 17th St Cleveland OH 44111
 Address City County State Zip

Signor's Name: Michael Patel Title: Member Phone No: [REDACTED]

EQUIPMENT DESCRIPTION

Quantity, Description, Model No., Catalogue No., Serial No., or Other Identification

Check Cashing System

TERMS OF LEASE / PAYMENT SCHEDULE

AMOUNT OF EACH PAYMENT (Includes 8% Sales Tax)	TERM TYPE	No. of Advance Payments	NET TERM (Months)	INITIAL DEPOSIT
\$851.13	Monthly	2	60	\$2,002.26 (Includes a \$300.00 Securitization Fee)

- 1. TERMS/CONDITIONS.** Ability Capital Solutions and/or its assignees (hereinafter "Lessor") submits the proposed terms and conditions herein to provide lease financing to Lessee, based upon Lessor's preliminary investigations and discussions with Lessee. This proposal supercedes any previous written or verbal offering made to Lessee.
- 2. TYPE OF LEASE.** The lease shall be a triple net lease, whereby the Lessee is responsible for all expenses related directly or indirectly to the transaction, including, but not limited to, maintenance, taxes (other than the taxes imposed on the net income of the Lessor), insurance coverage, etc. The Lessee is responsible for certain indemnifications, including, but not limited to, indemnifications against all hazards, liabilities, damages and risks of loss.
- 3. EQUIPMENT.** The personal property that is the subject of the lease (the "Equipment") shall consist of the items noted above, and any other items approved by Lessor. Soft costs including installation freight, software, and services will be limited to 20% of finance amount. The Company shall keep the Equipment located within the continental United States.
- 4. PERSONAL GUARANTY.** The undersigned unconditionally guarantees Lessee's performance of all terms and conditions of the lease and the prompt payment of all sums due hereunder. The undersigned consents to and waives notice of any modification, amendment or extension of the lease and this agreement without releasing or impairing the undersigned's obligation under this Guaranty. The undersigned further agrees that in the event of default by Lessee of any of the terms or conditions of the lease or this agreement, Lessor shall have the right to pursue all legal remedies against Guarantor which Lessor is entitled to pursue against Lessee without first exhausting such remedies against Lessee. Furthermore, the undersigned guarantees payment and performance of Lessee's obligations due or to become due under any contract to which Lessor and Lessee are parties.

INITIALS
X

- 5. RENTAL ADJUSTMENT.** The lease rates and other terms quoted in this proposal have been calculated, in part, using an interest rate tied to the corresponding U.S. Treasury Note. The lease rate and other terms quoted are subject to change in the event such Treasury Notes yields fluctuate more than ten (10) basis points prior to the lease Commencement Date, or in the event that material information/diligence items are not disclosed or there is a material adverse change in the Lessee's credit or a determination is made by Lessor that Lessee's creditworthiness does not support the proposed terms.
- 6. LEGAL.** This Lease Offer shall be considered to have been made in the City of Long Beach, County of Los Angeles, in the State of California and shall be interpreted in accordance with the laws of the State of California. The Lessee submits and consents to the exclusive jurisdiction of any claims or causes of action arising out of this offer in any State or Federal Court located in the State of California.
- 7. LEASE PAYMENT - INITIAL DEPOSIT.** The lease payments for the Equipment leased shall be in the amount designated in the payment schedule and shall commence on the indicated payment due date immediately following the Equipment acceptance date (the "Commencement Date"). Lessee shall pay Lessor said payments on or before the due date and at the office of Lessor or to such other person or place as Lessor may designate in writing. The Initial Deposit noted above is required upon acceptance of this agreement by the Lessee, which shall be applied to the Advance Payments and to the Securitization Fee which is non-refundable and fully earned by Lessor upon Lessee's acceptance of this agreement, each as noted above. This proposal is subject to receipt of final documentation and final Equipment/credit approval by Lessor. In consideration of Lessor's time, effort and expense in considering and processing the lease transaction, Lessee agrees that Lessor shall have from now until twenty (20) business days from the date of Lessor's receipt of all documentation and information required by Lessor from Lessee (which documentation and information Lessee shall provide to Lessor within seven (7) business days of Lessor's request) to provide final approval as noted above. If Lessor provides final approval and Lessee does not fulfill its commitment with respect to completing the lease transaction, then the Initial Deposit will be considered a processing fee earned by Lessor. The Initial Deposit shall be retained as liquidated damages by Lessor in the event Lessee does not supply the required documents and information required by Lessor or otherwise comply with the terms of this agreement, there is a material adverse change to the financial condition of the Lessee or any Guarantor, or if any material misrepresentation is made by Lessee in connection with the documents and information provided to Lessor. If Lessor does not provide final approval as noted above within the twenty (20) day limit referenced above, and Lessee revokes its acceptance in writing thereafter, Lessee's Initial Deposit, less processing and due diligence expenses incurred by Lessor in considering the transaction, will be returned to Lessee within thirty (30) days of Lessee's written request.
- 8. STATUTORY FINANCE LEASE.** Lessee agrees and acknowledges that it is the intent of both parties that the Lease shall qualify as a Statutory Finance Lease under Article 2A of the Uniform Commercial Code. Lessee acknowledges and agrees that Lessee shall select both: (1) the Equipment; and (2) the Supplier from whom Lessor is to purchase the Equipment. Lessee acknowledges that Lessor has not participated in any way in Lessee's selection of the Equipment or of the Supplier, and Lessor has not selected, manufactured, or supplied the Equipment.

LESSEE ACCEPTANCE

Authorized Signature X _____ Date _____
Michael Patel, Member

LESSOR ACCEPTANCE

Authorized Signature X _____ Date _____



Check-By-Email Form

Customer Name: _____

Name on Checking Account: _____

Checking Account No.: _____

Routing Number: _____

Bank Name: _____

Check Number: _____

Dollar Amount: _____

Place in the Box below the Completed Check with the Words "Check By Email" in the Re Line
Please Email This Completed Form and the Check to Rodney.rambo@abilitycapitalsolutions.com .

Place Copy Of Check Here
Or Email On Separate Page

On behalf of _____, I authorize Ability Capital Solutions to accept the
[Lessee]
check above and create a bank draft/check with the information. Note: The emailing of this form
and the digital image of the check constitute _____ authorization to negotiate the
[Lessee]
facsimile check one time only in the amount of the check. Retain the original check as a receipt
of payment.

THE SIGNATURE ON THE CHECK MUST MATCH THE SIGNATURE ON THE FORM.

By: _____
[Lessee]

Dated: _____