



Lessor:	Tetra Financial Group, L.L.C., or an affiliate
Lessee(s):	Grand Enterprise
Guarantor(s):	Jun Sui
Leased Property:	Used Baler Appraisal: Any used equipment will be subject to an on-site physical appraisal, completed by a certified appraiser as accepted by Lessor and at the expense of Lessee.
Leased Property Cost:	\$553,750.00
Leased Property Location:	Las Vegas, NV.
Base Term:	36 months
Rental Payment:	\$17,304.69 per month, payable in advance by ACH.
Lease Rate Factor:	.03125
End of Base Term Options:	(i) purchase the Leased Property for a price equal to Fair Market Value, (ii) continue using the Leased Property by extending the lease, or (iii) return the Leased Property; all as set forth in and subject to the terms and conditions of the final master lease agreement.
Triple Net / Structure:	This Lease Proposal is for a net lease, whereby Lessee is responsible for taxes, insurance, maintenance and other related expenses. This lease is intended as a true lease for all purposes, including tax, and as a finance lease under the Uniform Commercial Code. If the Lease Proposal involves a sale-leaseback, Lessee shall be responsible for the costs of inspections, appraisals and other related expenses.
Final Master Lease Agreement / UCC:	Lessor's standard master lease agreement, lease schedule and related agreements, to be provided for Lessee's review. Lessee hereby authorizes Lessor to file a UCC financing statement relating to the Leased Property and this Lease Proposal as Lessor deems necessary.
Deposit For Last Billing Period; Credit Approval:	Lessee shall provide a Deposit equal to one billing period's Rental Payment. Except as set forth below, the Deposit will be applied to the Rental Payment for the last billing period under the lease. The Deposit will be refundable, without interest, if Lessor does not issue a credit approval for this Lease Proposal (an "Approval"). The Deposit shall be due upon execution hereof. Lessee shall provide all due diligence, credit and other information required by Lessor to conduct its underwriting and in connection with an Approval and the lease. This Lease Proposal shall be subject in all respects to the Approval. The Approval will be valid for a specified duration but in no event longer than 90 days. Lessee shall obtain lien releases, waivers and/or subordinations necessary for Lessor to obtain title to the Leased Property free and clear of any claim, lien or encumbrance, and shall satisfy the conditions of the Approval. The Deposit shall become nonrefundable upon Lessor's issuance of an Approval or if Lessee withdraws its request for lease financing, in either which case the Deposit shall be deemed a processing fee fully earned by Lessor, and not a penalty, in consideration of Lessor's efforts in due diligence, underwriting and responding to Lessee's lease request.
Rate Adjustment:	The Rental Payment will be adjusted as of the Final Acceptance Date upward by .00009889 for every five (5) basis point increase in similarly maturing U.S. Treasury Notes from a benchmark of 0.50%.
Confidentiality:	This Lease Proposal is to be held strictly confidential.
Security Deposit:	Lessee shall provide a security deposit (or held back from funding) in the amount of 25% of the Leased Property Cost. After 12 monthly payments – Release 10% After 24 monthly payments – Release 15%
Governing Law; Venue; Waiver:	This Lease Proposal shall be governed by the laws of the State of Utah regardless of conflicts of law principles. For all matters related to this Lease Proposal, Lessee (i) irrevocably submits to the exclusive jurisdiction of the state and federal courts in Salt Lake County, Utah, (ii) waives an objection to venue or convenience of forum, and (iii) waives the right to a trial by jury.
Entire Understanding:	This Lease Proposal may not be altered or amended without the written consent of Lessor, and represents the entire understanding of the parties regarding this matter. Lessee is not relying on any representation, agreement or understanding (written or oral) not contained herein. This Lease Proposal shall in all respects be superseded by the final master lease agreement and related agreements to be entered into by Lessee and Lessor. THIS IS NOT A FINANCING COMMITMENT. NEITHER LESSEE NOR ANY OTHER PERSON SHOULD RELY UPON IT IN TAKING OR FORBEARING FROM TAKING ANY ACTION OR ADVANCING ANY CREDIT.

AGREED AND
ACCEPTED:

BY: _____
TITLE: _____

PRINT NAME: _____
DATE: _____