Master Lease Agreement

This is a non-cancelable, legally binding contract.

Leaseholder's Name: WCS Leasing, LLC

Lease Agreement:

1. LEASE OF EQUIPMENT. Each Schedule is executed by you and us. The equipment is leased to us, and we agree to lease it back to you. The equipment is leaseable and will be delivered to us at the location specified. Each Schedule is subject to the terms and conditions of this Agreement.

2. UNCONDITIONAL OBLIGATION TO PAY. You agree that if we do not pay for the equipment, you will be responsible for the purchase price of the equipment, plus any interest, penalties, and costs incurred in connection with the lease. In addition, you will be responsible for any taxes, fees, or other charges associated with the lease.

3. ORIGINAL END-OF-TERM OPTIONS AND RENEWALS. The original term of the lease will be extended by one additional period of three months (the "Renewal Term") upon the expiration of the lease.

4. LEASE PAYMENTS. The lease payments will be provided to us in accordance with the terms of this Agreement. We will not be responsible for any loss incurred as a result of the lease.

5. SALE, LOCATION, MAINTENANCE, AND USE. The equipment will be placed in the location specified in the lease agreement, and will be maintained by us.

6. NO WARRANTIES OR FRANCHISE AGREEMENTS. The equipment is not equipped with any warranties or franchise agreements.

7. NO LIABILITY FOR INJURY OR PROPERTY DAMAGE. We are not responsible for any injury or property damage caused by the equipment.

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7. WAIVER, INDEMNIFICATION. We are not liable for any claims, actions, claims, judgments, losses, expenses, fees, liabilities, or reimbursement, to the extent that they relate to the estimated costs of the repair, or to the extent that they relate to any damage or injury to the Equipment or to any other property or person caused or threatened by the Act. We shall have the right to dispose of the Equipment in any manner we deem appropriate, including but not limited to: (a) returning it to the lessor or manufacturer of the Equipment, (b) selling it to a third party, (c) storing it on our property, (d) disassembling it for parts, (e) donating it to a charitable organization, (f) placing it in storage, or (g) disposing of it in any other manner we deem appropriate.

8. LOSS; DAMAGE; INSURANCE. (a) You shall deliver, at our request, any property or equipment that is lost, stolen, or destroyed, as a result of our failure to provide proper care or maintenance. You shall have the option of replacing the lost, stolen, or destroyed property or equipment with new property or equipment of equal or greater value.

9. ASSIGNMENT. You shall not assign, transfer, or sell the Agreement, or any of your rights or obligations under the Agreement, without our prior written consent. Any assignment, transfer, or sale made in violation of this provision shall be null and void.

10. TERMINATION. You may terminate the Agreement at any time by giving us notice of termination. We may terminate the Agreement if you fail to pay any amount due under the Agreement or if you do not comply with any of the terms and conditions of the Agreement.

11. ARBITRATION. Any dispute or claim arising out of or relating to the Agreement or the breach thereof shall be settled by arbitration administered by the American Arbitration Association under its Commercial Arbitration Rules.

12. DEFAULT. You will be in default under the Agreement if: (a) you fail to make any payment when due, or (b) you violate any term of the Agreement.

13. MISCELLANEOUS. The Agreement contains the entire agreement between the parties and supersedes all prior negotiations, understandings, and agreements. No modification of the Agreement will be binding unless it is in writing and signed by both parties.
Exhibit A

Equipment Lease Schedule No. 1

This Equipment Lease Schedule (this "Schedule") is made and entered into as of the 31st day of Oc 201
by and between VAR Resources, Inc. (hereinafter "You" or "Lessee") and WCS Landing, LLC (hereinafter "Us" or "Lessor"). This Schedule is entered into subject to and made part of the Master Lease Agreement No. 1 between You and Us. All of the terms and conditions set forth in the Master Agreement are hereby amended and incorporated into this Schedule, as if fully set forth herein. The Master Agreement, together with this Schedule and the related and supporting documents entered into in connection with the Schedule, represent the final and only agreement between You and Us regarding the leasing of the Equipment identified below and may not be contradicted by evidence of prior, contemporaneous or subsequent oral agreements. There are no written or oral agreements between You and Us relating to the leasing of the Equipment. This Schedule may not be modified except by way of a written agreement between You and Us.

We hereby agree to lease to You, and You hereby agree to lease from Us, the following equipment upon the terms and conditions set forth in this Schedule and in the Master Agreement:

1. Description of Equipment: (Attach Additional Page if Necessary)

See attached Schedule A

Equipment Supplier: VAR Resources, Inc.

Equipment Location Address: 881 NW 151st St, Miami, FL 33169

Original Term: 24 months

Commencement Date of Lease:

Lease Payment Amount: $2,004.25 per:

Month ☐

Quarter ☐

Year ☐

Other ☐

Check here ☐ if lease payment amount includes sales tax

$4,008.50 (Lease Payments) lease during the time this Schedule is in effect which shall be applied to the:

☐ First and Last Lease Payments

☐ Other

Security Deposit:

Purchasing Option at end of Original Term:

☐ None

☐ Fair Market Value as of end of Original Term

☐ One Dollar ($1.00)

☐ Other

The above equipment purchase option may be exercised by You only at the end of the Original Term. If you are in default under the Master Agreement or this Schedule at the time you desire to exercise a purchase option, You must cure such default to Our satisfaction before having the right to exercise such option. If the "One Dollar" purchase option is checked above, then the last two sentences of Section 3 of the Master Agreement shall not apply to this lease. The other terms, the "fair market value" provision "Second Amendment" shall not apply to this Lease. If the "Fair Market Value" option is checked above, then the purchase price will be the fair market value of the Equipment as determined by Us in our sole but reasonable judgment as of the end of the Original Term.

This Schedule is not binding upon Us unless and until We accept this Schedule by signing below. A facsimile copy of this Schedule shall have the same force and effect as the original. This Schedule is non-negotiable and may not be terminated early.

VAR Resources, Inc. You: WCS Landing, LLC

By: X

Name (Print): Carlos Capeda

Date: 8/27/13

Title: Managing Member

Date Signed: 1/31/13

Accepted and signed in Mexia, TX
**SCHEDULE “A”**

**WCS Lending, LLC**

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<td>PLANAR DUAL DESK STAND 17-24&quot; TAA</td>
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<td>BROTHER DCP-7065DN MONO LASER 26PPM</td>
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<td>30</td>
<td>HP SB LA2006X 20&quot; DVI DP LED</td>
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<td>HP 2530-48GB SWITCH</td>
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Lessee: WCS Lending, LLC

Signature: [Signature]

Title: Managing Member