

SIXTH AMENDMENT TO LEASE

This Sixth Amendment to Lease is dated for reference purposes only as, July 10, 2013 between SN Investment Properties, a Delaware limited liability company ("Landlord") and National Las Vegas, LLC, Nevada limited liability company ("Tenant").

RECITALS

- A. Landlord and Tenant are parties to that certain Lease dated November 2, 1995, as amended, for the property located at 4545 West Diablo Drive, Building E, Suite A, Las Vegas, Nevada 89118, which consist of approximately 49,600 square feet (the "Premises").
- B. Landlord and Tenant desire to further amend the Lease on the terms and conditions set forth below.

Therefore, in consideration of the recitals and mutual covenants contained herein, the parties hereby agree as follows:

1. Term. The Lease Term shall expire on June 30, 2018.
2. Rent. Effective October 1, 2013, the monthly Base Rent shall be:

October 1, 2013 through May 31, 2014	\$21,100.00/month plus Estimated NNN Expenses
June 1, 2014 through May 31, 2015	\$21,944.00/month plus Estimated NNN Expenses
June 1, 2015 through May 31, 2016	\$22,833.00/month plus Estimated NNN Expenses
June 1, 2016 through December 31, 2016	\$23,735.00/month plus Estimated NNN Expenses
January 1, 2017 through December 31, 2017	\$24,684.00/month plus Estimated NNN Expenses
January 1, 2018 through June 30, 2018	\$25,672.00/month plus Estimated NNN Expenses

In accordance with paragraph 4 of the Lease, effective October 1, 2013 Tenant's Estimated Proportionate Share of NNN Expenses shall be Six Thousand Fifty One and 20/100 dollars (\$6,051.20) per month and subject to adjustment in accordance with the Lease.

3. Tenant Improvement. Landlord shall remove eight (8) existing evaporative coolers from the Premises and using existing curbs, install sixteen (16) new TBA450-G Breezair Evaporative Air Conditioners together with all associated electrical, plumbing, sheet metal work in connection with the same (the "Improvements"). In addition, Landlord shall start and balance the Improvements and train individuals designated by Tenant on the proper use of the new system. Tenant shall contribute half of the cost of the Improvements up to \$30,000.00. The Tenant must pay Landlord any amount due under this paragraph within fifteen (15) days after Landlord's demand for the same. The failure to make the payment in a timely manner shall be deemed a monetary Default under the Lease. At the end of the Lease Term, or earlier termination of the Lease, the Improvements shall remain part of the Premises. Tenant acknowledges it shall have no right, title or interest in or to the Improvements. In addition, Tenant assumes and accepts all risks associated with the use of the Improvements and shall indemnify and hold Landlord harmless of and from any and all claims for damages or injury in connection with the Tenant's use of the Improvements.
4. Lease Contingency. This Amendment is subject to and conditioned upon the review and approval of Landlord's lender. If Landlord's lender refuses to consent to the terms and conditions of this Amendment, the Amendment shall be deemed void and of no further force or effect. Landlord agrees to use its commercially reasonable efforts to promptly obtain its lender's consent to this Amendment in the form and content negotiated by Landlord and Tenant. In the event Landlord's lender offers modifications to the Amendment and the parties agree to such modifications, this contingency shall be deemed satisfied.
5. Handling Charges. In the event that any check, draft, or other instrument of payment given by Tenant to Landlord is dishonored or returned for any reason, Tenant agrees to pay to Landlord the sum of \$100 in addition to any Late Charge under the Lease and Landlord, at its option, may require all future Rent be paid by automatic direct deposit, cashier's check or certified funds. Payments will be applied first to accrued Late Charges and attorney's

fees (if any), second to accrued interest, then to Base Rent and Operating Expenses, and any remaining amount to any other outstanding charges or costs. The acceptance of Late Charges and returned check charges by Landlord will not constitute a waiver of Default nor any other rights or remedies of Landlord.

5. General.

5.1 Effect of Amendment: Ratification. Except as otherwise modified by this Amendment, the Lease shall remain unmodified and in full force and effect. In the event of any conflict or inconsistency between the terms and conditions of the Lease and the terms and conditions of this Amendment, the terms and conditions of this Amendment shall prevail. Any capitalized terms used and not otherwise defined herein shall have the same meanings and definitions set forth in the Lease.

5.2 Authority to Execute Amendment. Each individual executing this Amendment represents that he or she is duly authorized to execute and deliver this Amendment on behalf of such party and that this Amendment is binding upon such party in accordance with its terms.

5.3 Confidentiality. Tenant and its employees, agents and brokers shall keep confidential all matters concerning the terms of this Amendment and the negotiations which led to it and shall not disclose the fact or substance of the negotiations or the terms to anyone without the prior written consent of the Landlord. Notwithstanding the foregoing, the provisions and preceding negotiations may be revealed to the Tenant's accountants, attorneys and lenders so long as each recipient is advised of the necessity to also maintain the confidentiality of the information. If any third party requests the benefit of similar terms or conditions contained in this Amendment on the basis that Tenant received such treatment, it will be deemed to be the result of a violation of this confidentiality paragraph by Tenant and such violation shall be deemed an event of Default under the Lease.

THE SUBMISSION OF THIS LEASE AMENDMENT FOR EXAMINATION AND NEGOTIATION DOES NOT CONSTITUTE AN OFFER TO LEASE OR A RESERVATION OF OR OPTION FOR THE PREMISES. THIS DOCUMENT AND THE OBLIGATIONS HEREUNDER SHALL BECOME EFFECTIVE AND BINDING ON THE PARTIES ONLY UPON EXECUTION AND DELIVERY OF THIS LEASE AMENDMENT BY TENANT AND BY LANDLORD.

Landlord
SN Investment Properties, LLC,
a Delaware limited liability company

By: Harsch Investment Properties
Management, LLC, its Manager

By: _____

Title: _____ *Sup-Reg Mgr*

Tenant
National Las Vegas, LLC,
a Nevada limited liability company

By: _____

Title: *Phil Harris, CEO*