

IN WITNESS WHEREOF, the undersigned have executed this Lease as of the date first set forth above.

WITNESSED BY:

Patricia Wemmer

LANDLORD:

By: Vincent P. Veroneau
Vincent P. Veroneau
Its President

TENANT:

TIQA LLC

Enal Z. Hacheel

By: Deen N. Halsem
Name: DEEN N HALSEM
Title: PRESIDENT