

LAUNDRY SPACE LEASE AGREEMENT

This lease is between WASHCO LAUNDRY EQUIPMENT, INC., a Florida Corporation, 3939 Palm Beach Blvd., P.O. Box 1170, Ft. Myers, FL 33902, hereinafter called Lessee, and Southpointe Condominium Association Inc., as owner or agent for owner of Southpointe Condominiums, hereinafter called Lessor.

In consideration of the mutual covenants hereinafter contained, and the duties and obligations set forth, the parties agree as follows:

1. The Lessor hereby leases to the Lessee on a sole and exclusive basis those certain areas, spaces and/or rooms being the laundry facilities of the Lessor's premises located at Southpointe Condominiums, 3700 Woodgate Boulevard, Orlando, Florida 32822.
2. The Lessee agrees to install at, on, or in the said space pay-per-use laundry equipment in a number which in the Lessor's sole opinion is sufficient for the use of the residents at the premises described in paragraph 1. The Lessee agrees to service and keep the machines in good repair at its own cost and expense. Vending prices shall be as determined by Lessor. Title to the machines will remain in the Lessee at all times. Lessor agrees that Lessee shall have the right of quiet enjoyment of the demised premises, including unobstructed access and egress to the leased premises at all times.
3. The Lessor shall not move or remove, disconnect or tamper with the Lessee's machines for any reason whatsoever and Lessor further agrees that it will not permit any other pay-per-use or free or leased common area laundry machines for the use of its residents on the premises whether the same be owned and operated by the Lessor or others. The Lessor will promptly report any machine malfunction to the Lessee.
4. The Lessor will supply, install and maintain all necessary facilities in the demised premises required for the operation of the said laundry equipment, including electricity, gas, if required, hot and cold water, water disposal, duct work, painting, flooring and lighting and provide daily janitorial service and lint disposal.
5. Lessee will pay rental for said laundry facilities, less any sales, use, or property taxes and/or license or occupational fees, computed on 100 % of the gross revenue derived from the operation of said equipment in excess of \$ 29.99 monthly, per piece of equipment.
6. This lease is for a term of seven years from the date hereof and shall not be amended or cancelled except upon mutual written consent of the parties. The described lease term for later constructed sections or phases of the premises shall commence on completion of such construction. This lease shall be automatically renewed for successive five year periods unless either party notifies the other by certified mail, return receipt requested, not more than 120 and at least 60 days before the expiration of said renewal, of its intent to terminate. All terms and conditions of this lease shall apply to the renewed terms of this lease. ~~Should Lessor, upon the expiration of the original or any renewed Lease term, elect to lease the demised premises to any other person or entity similarly engaged in the business of operating pay per use laundry equipment, Lessee shall have the right of first refusal to meet any bona fide offer to let said premises on the identical terms and conditions of such offer.~~
7. This lease shall be binding upon and inure to the benefit of the heirs, assigns, personal representatives and successors of the parties hereto. If any litigation results in connection with this lease, the prevailing party shall be entitled to reasonable attorney's fees and costs from the other party.
8. This lease is entered into by Lessor through its duly authorized agent or owner with full knowledge of the contents hereof and acquiescence thereto by the owner of the demised premises.
9. If Lessor fails to pay the amounts stated in Paragraph five (5) for a period of 30 days, Lessee shall have the right to exercise any one or more of the following remedies:
 - a. Without demand or legal process, enter the premises and take possession of the equipment.
 - b. To terminate this agreement as to any and all equipment.
10. Within 30 days after this agreement is executed by both parties, Lessee shall replace all existing equipment on the leased premises by installing all new Speed Queen Premium Quantum Gold Series Coin Operated washers and dryers.

ACCEPTED: Date 10/12/16

LESSOR: Southpointe Condominium Association Inc., as owner or agent for owner of Southpointe Condominiums

LESSEE: Washco Laundry Equipment Inc.

By: [Signature]
 Authorized Agent

[Signature]
 Witness

By: [Signature]
 Authorized Agent

[Signature]
 Witness

State of Florida, County of Orange

Before me, an officer duly authorized to take acknowledgements and administer oaths, personally appeared John Busconi

who executed the foregoing Lease and he executed the same freely and voluntarily for the purpose therein expressed.

WITNESSED my hand and official seal at 3700 Woodgate Blvd. Orlando FL 32822

County of Orange and State of Florida, this 11th day of October A.D. 20 16

My commission expires: 9/25/2018

[Signature]
 Notary Public

WASHCO LAUNDRY EQUIPMENT, INC
 3939 Palm Beach Blvd., P.O. Box 1170
 Fort Myers, Florida 33902

