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EX-10 2 elmonteleaseroffering.htm MATERIAL CONTRACT

**COMMERCIAL LEASE AGREEMENT**

THIS LEASE AGREEMENT is made and entered into on **December 1, 2013**, by and between **Temple CB, LLC**, whose address is 4350 Temple City Boulevard, El Monte, California 91731 (hereinafter referred to as "Landlord"), and **Okra Energy, Inc.**, whose address is 4350 Temple City Boulevard, El Monte, California 91731 (hereinafter referred to as "Tenant").

**ARTICLE I - GRANT OF LEASE**

Landlord, in consideration of the rents to be paid and the covenants and agreements to be performed and observed by the Tenant, does hereby lease to the Tenant and the Tenant does hereby lease and take from the Landlord the property described in Exhibit "A" attached hereto and by reference made a part hereof (the "Leased Premises"), together with, as part of the parcel, all improvements located thereon.

**ARTICLE II - LEASE TERM**

Section 1. **Term of Lease.** The term of this Lease shall begin on the **Commencement Date**, as defined in Section 2 of this Article II, and shall terminate on **May 31, 2020** ("the **Termination Date**"); provided, however, that at the option of Tenant, Tenant may renew this Lease for five additional successive one-year terms at a **Monthly Rent of \$100,000 per month**, provided that notice of such renewal is given in writing no less than 120 days prior to the **Termination Date** or the expiration of any one-year renewal term. Tenant may at any time cancel this Lease and terminate all of its obligations hereunder by the payment of **\$300,000**, plus all other amounts then due under this Lease.

Section 2. **Commencement Date.** The "Commencement Date" shall mean **December 1, 2013**.

**ARTICLE III - EXTENSIONS**

The parties hereto may elect to extend this Agreement upon such terms and conditions as

● TITLE

● DATE

● PARTIES

● PARTIES

Show All

● TERM AND RENEWAL

● EXPIRATION DATE -- LE...

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MATERIAL CONTRACT

● Parties (1)

**Summary**

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