

Lease Agreement

This lease, dated 01/14/2011

Between

JF Investors, LLC
2318 N. Roosevelt Blvd
Key West, FL 33040

And

Stephen James Lynas
13 Trinder RD
Barnet Hertfordshire, UK ~~E953EE~~ ~~ENS 3EE~~

1. The TERM of this lease shall be from 04/19/11 to 04/30/11 billed at the rate of \$2000.00.

The property will be ready for occupancy at 3:00 pm on the beginning date of the lease and must be vacated by 11:00 a.m. on the ending date of the lease.

2. The PREMISES is located at: 615 1/2 Duval St #3, Key West, FL 33040

3. The RENT shall be \$2000.00 US.

Rent:	\$2000.00
7.5% FL Dept Rev:	\$150.00
Security Deposit:	\$ 0.00
Cleaning:	\$100.00
Total:	\$2250.00

Payable as follows:

\$500.00 due upon reservation
\$875.00 due 02/18/11
\$875.00 due 03/20/11

SECURITY DEPOSIT: The deposit will be returned by the lessor within two weeks of termination of occupancy provided that real and personal property are in the same condition as when occupancy commenced and all terms of this agreement are met. Applicant is liable for all replacements and repairs needed to attain the same condition as when occupancy commenced other than normal cleaning and laundry of linens. An Inventory list for the property will be furnished upon arrival.

SL
Lessee Initials

CANCELLATION POLICY: Refund of monies received will be returned upon notice of cancellation prior to the beginning date of the lease as follows:

Up to 90 days: Full Refund
Up to 45 days: 50% Refund
Less than 45 days: No Refund unless the confirmed property is re-rented during the same time period. Refunds will be given based on pro-rated rents received from new lessee.

UTILITIES: The lessor will provide water, heat, air conditioning, electric, cable television, and trash removal.

RESTRICTIONS: No Smoking, No loud parties.

ACCOMODATIONS: Two Queen Beds, One bathroom, Bed and Bath Linens provided as well as all kitchen/cooking utensils.

MAXIMUM NUBER OF OCCUPANTS: The house is to be occupied by no more than four (4) persons. (Aside from visitors)

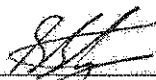
INDEMNIFICATION: Lessee shall defend, indemnify and hold harmless Lessor from and against any and all loss, liability, damage or expense arising out or in connection with any accident or other occurrence on or about the Premises, and from all costs, liabilities, claims, charges, injuries, damages or expenses, including without limitation, attorneys' or other professionals' fees and court costs (through all appellate levels), due to, arising out of or in connection with loss of life, personal injury, damage to property or any work done by, or act or omission of Lessee or their officers, partners, agents, servants, employees, customers, contractors, invitees, or licensees in or about the Premises, or due to, or arising out of or in connection Lessee's use or occupancy of the Premises or any breach by Lessee of any provision of this Lease. In case Lessor is made a party to any litigation commenced by or against Lessee, then Lessee shall protect and hold Lessor harmless and pay all cost and attorneys' fees incurred by Lessor in connection with such litigation, and any appeals thereof.

EXCULPATION OF LESSOR: Neither Lessor nor any agent or employee of Lessor shall be liable to Lessee for any injury or damage to Lessee or to any other person or for any damage to, or loss (by theft or otherwise) of, any property of Lessee or of any other person, irrespective of the cause of such injury, damage or loss, it being understood that no property, other than such as might normally be brought upon or kept in the premises as an incident to the reasonable use of the premises for the purposes herein permitted, will be brought upon or be kept in the premises. All property belonging to Lessee shall be there at the risk of Lessee, and Lessor shall not be liable for damage thereto or theft or misappropriation thereof. Neither the Lessor nor Lessor's agents or servants shall be liable for any damages caused by or growing out of any breakage, leakage, or defective condition of electric wiring, air conditioning or heating pipes and equipment, closets, plumbing, appliances, sprinklers, other equipment, or other facilities, serving the Premises. Neither the Lessor, nor Lessor's agents or servants shall be liable for any damages caused by, or growing out of any defect in the Premises. Lessor shall not be responsible or liable for any defects, latent or otherwise, in any building or improvements

in the Premises or any of the equipment, machinery, utilities, appliances or apparatus therein, nor shall Lessor be responsible or liable at any time for loss of life, or injury or damage to any person or to any property or business of Lessee, or those claiming by, through, or under Lessee, caused by or resulting from the bursting, leaking, running, seeping, overflowing or backing up of water, steam, gas or sewage in any part of the Premises or from plumbing fixtures or from any failure of a defect in any electric line, circuit or facility, or on account of the interruption of any utility or utilities for maintenance or replacement, or caused by or resulting from the act of God or the elements, riots, labor disputes, acts of terrorism, declared and undeclared war, or resulting from any defect or negligence in the occupancy, construction, operation, maintenance, repair or use of any buildings or improvements in the Premises, including the Premises, or any of the equipment, fixtures, machinery, appliances or apparatus therein.

Signature of Lessor
JF Investors, LLC
Fred Troike, Managing Member

Date



Signature of Lessee
Stephen Lynas

Date 14/1/2011

Lessee assumes responsibility for all parties occupying the premises