

<p align="center">GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</p> <p align="center">LEASE AMENDMENT</p>	<p>LEASE AMENDMENT NO. 5</p>	<p>DATE <i>04/16/15</i></p>
<p>ADDRESS OF PREMISES</p> <p align="center">Spring Creek Business Park V 1100 East Campbell Road Richardson, TX 75081-6708</p>		<p>TO LEASE NO. GS-07B-17134</p>
<p>THIS AGREEMENT, made and entered into this date by and between GRACKLES GALORE INC., (Former Lessor), and SUGAR WAY Tx, LLC, a Delaware Limited Liability Company (Lessor).</p>		
<p>whose address is 2233 W VINEYARD ST STE B WAILUKU, HI 96793-1690</p>		
<p>hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereafter called the Government:</p>		
<p>WHEREAS, the parties hereto desire to amend the above Lease.</p>		
<p>NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective <u>December 11, 2014</u>, as follows:</p>		
<ol style="list-style-type: none"> 1. SUGAR WAY Tx, LLC, Lessor, hereby assumes all the incomplete obligations of Lease GS-07B-17134 as amended, and agrees to perform same in accordance with the terms, conditions, and provisions thereof from and after December 11, 2014. Lessor further assumes all obligations and liabilities of and all claims and demands arising under Lease GS-07B-17134 against Former Lessor and ratifies and confirms all actions heretofore taken by Former Lessor with respect to the contract with the same force and effect as if the actions had been taken by Lessor. Nothing contained herein shall be construed as releasing the Former Lessor from the Former Lessor's obligations under the terms of the lease. 2. The Government agrees to accept the furnishing of the aforesaid premises in accordance with the terms, provisions, and conditions of said lease, as amended reserving however, all the Government's rights against Lessor and Former Lessor. 3. SUGAR WAY Tx, LLC, Lessor waives all rights to payments under subject lease as against the Government arising prior to December 11, 2014. 4. GRACKLES GALORE INC., Former Lessor, confirms the transfer and waives any claims and rights against the Government that it now has or may have in the future in connection with this lease after December 11, 2014. 5. General Services Administration is required to have its lessors register in the System for Award Management (SAM). The SAM is the primary vendor database for the United States Government and is valuable to you to ensure payment. SAM validates the lessor's information and electronically shares the secure and encrypted data with the federal agencies' finance offices to facilitate paperless payments through electronic funds transfer. Lessors must update or renew their registration annually to maintain an active status. For assistance contact the SAM Help Desk at www.sam.gov or, you may call 866-606-8220. 		
<p>All other terms and conditions of the lease shall remain in force and effect.</p>		
<p>IN WITNESS WHEREOF, the parties subscribed their names as of the above date.</p>		
<p> </p>		

Lease Amendment No. 5 attached to and made a part of Lease GS-07B-17134.

- 6. Notwithstanding the foregoing, all payments heretofore made by the Government to GRACKLES GALORE INC., Former Lessor, and all other actions hereto taken by the Government pursuant to its obligations under the contract shall be deemed to have discharged the Government's obligations under the contract to the extent of the amounts so paid or reimbursed or such actions taken. The actual change of ownership took place on December 11, 2014, and the rent payments from that date to the current date were paid to former lessor and both lessor and former lessor waive rental claims stemming from those payments.
- 7. SUGAR WAY Tx, LLC, (Lessor) agrees to indemnify and then save harmless the United States of America from and against any actions, loss, claims, or damages the United States of America may suffer or sustain by reason of the United States of America making payment under the Lease to GRACKLES GALORE INC.
- 8. The new owner of GS-07B-17134 is required to complete the GSA form 3518 enclosed and return it with the Lease Amendment which will be made part of the lease.

9. PAYEE ADDRESS:

SUGAR WAY Tx, LLC
2233 W VINEYARD ST STE B
WAILUKU HI 98793-1690

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

Lessor: SUGAR WAY Tx, LLC

IN PRESENCE OF

Signature: [Redacted]

Signature: [Redacted]

Name: JAMES R. JUDGE

Name: Carrie Roth

Title: MANAGER

Title: CFO - managing agent

Date: 4-10-2015

Date: 4.10.15

Former Lessor

IN PRESENCE

Signature: [Redacted]

Signature: [Redacted]

Name: MARR FOSTER

Name: SHARON FOSTER

Title: PRESIDENT, GRACKLES GALORE INC

Title: SECRETARY - TREASURER, Grackles Galore, Inc

Date: 4/15/2015

Date: 4-15-15

UNITED STATES OF AMERICA

Signature: [Redacted]

Name: VICKI L. GILBERT

Lease Contracting Officer
General Services Administration
819 Taylor Street
Fort Worth, TX 76102-6105

Date: 04/16/15