

Composite Exhibit
“A”

LEASE AGREEMENT

BY THIS AGREEMENT between TCR Holdings, Inc., here
in after referred to as the Landlord, and Vincent Perse, hereinafter
referred to as the Tenant, Landlord leases to Tenant the following described premises:

370 Broadway, Unit 8
Fort Myers, FL 33901

1. Term This Lease shall commence on 1 Jun 10 and shall end on 1 Jun 11
2. Rent Tenant agrees to pay without demand to Landlord as rent for the premises \$ 500 per month in advance on the 1st day of each calendar month beginning on 1 Jun 10 at the following location:

Mail to: **TCR Holdings, Inc.**
649 SW 9th Street, Apt 208
Miami, FL 33130

CHECKS or MONEY ORDERS PAYABLE TO: TCR Holdings, Inc.

RENT IS DUE THE 1ST DAY OF EACH MONTH. If not received on or before that day, Tenant agrees to pay a late charge of \$50.00 per week until the rent payment is received by the Landlord or Landlord's Agent. The late charge shall be considered as additional rent and failure to pay the late charge shall be a breach of the covenant to pay rent. Tenant agrees further to pay the rent with a check drawn on a LEE COUNTY BANK or a money order and in the event Tenant's bank does not honor the check, Tenant agrees to replace it with a cashier's check. In addition, Tenant agrees to pay Landlord \$35.00 for the dishonored check, which will be considered as additional rent. In the event it becomes necessary for the Landlord to employ an attorney or agent to collect any rent or fees due, Tenant agrees to pay any fees or expenses incurred, including reasonable attorney's fees.

3. Security and Damage Deposit: Tenant is depositing with the Landlord the sum of \$ 500 as Security and Damage deposit. The Security and Damage Deposit will be held in a separate non-interest bearing account by the Landlord for the benefit of the Tenant.

Upon vacating the premises for the termination of this Lease, Landlord shall within 15 days either
(a) return to Tenant the Security and Damage Deposit, or
(b) give Tenant notice by certified mail at Tenant's last known mailing address of Landlord's intention to impose a claim.

If Tenant does not object to Landlord's claim within 15 days after receipt of the notice of claim, Landlord may deduct the amount of the claim from the deposit and refund the balance to the Tenant.

If Tenant terminates the lease prior to lease termination date, tenant will forfeit security deposit in the amount of \$ 500.

4. Use of Premises The premises shall be used and occupied by the Tenant exclusively as a private single family residence, and no part thereof shall be used at any time during the term of this Lease by Tenant for the purpose of carrying on any business, profession, or trade of any kind or for any purpose other than as a private single family residence. Tenant shall comply with all the sanitary laws, ordinances, rules and orders of appropriate governmental authorities affecting the cleanliness, occupancy and preservation of the premises, and the sidewalk connected thereto, during the term of this Lease.

5. Number of Occupants The premises shall be occupied by no more than _____ persons. Additional persons may occupy the premises only with the written consent of the Landlord.

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Nevertheless, the premises may not be occupied in any manner in violation of any city, County, State, or Federal Laws, and not by more than 2 persons.

6. Condition of the Premises Tenant has examined the premises, including the grounds and all buildings and improvements, and agrees that they are in good order and repair and in a safe, clean and tenable condition.

7. Assignment and Subletting Tenant agrees not to assign this Lease and not to sublet premises without Landlord's prior written consent.

8. Alterations and Improvements Tenant agrees not to make any alterations or improvements to the premises without the Landlord's prior written consent. Tenant agrees that only the Landlord's employees and contractors will be authorized to perform any type of repair or replacement work to any of the fixtures, electrical, plumbing, appliances, and any other personal property located inside the premises occupied by the Tenant.

9. Dangerous Materials Tenant agrees not to keep on or about the premises any dangerous, flammable, or explosive item that might unreasonably increase the danger of fire or damage to the premises or that might be considered hazardous or extra hazardous by any insurance company.

10. Animals Tenant agrees not to keep any animal on the premises without the Landlord's prior written consent. In the event Landlord consents to Tenant having an animal on the premises, Tenant agrees to have the premises professionally cleaned and treated for infestation at the end of the Lease at his/her own expense or have the cost of the services deducted from the Security and Damage Deposit.

11. Inspection of the Premises Tenant agrees that Landlord has the right to enter and inspect the premises from time to time during reasonable daytime hours in order to make necessary repairs, alterations, and improvements and Tenant agrees not to unreasonably withhold his/her consent for the Landlord's entry and inspection. Tenant agrees Landlord may enter the premises at any time either in case of an emergency, or to protect or preserve the premises or if the Tenant unreasonably withholds his/her consent to Landlord to enter and inspect the premises.

12. Display of Signs and Exhibitions: Tenant agrees to allow Landlord to show and exhibit the Tenant's premises to prospective or actual purchasers of the building during normal hours (excluding weekends). Tenant also agrees not to unseasonably withhold his/her consent for the Landlord to show the premises to prospective Tenants and display a "For Rent" sign during the last 60 days of this Lease.

13. Maintenance and Repairs Tenant agrees to maintain the premises in a clean and sanitary manner and in good condition and repair. Tenant's obligation shall include, but not be limited to, maintaining air-conditioning filters, and the appliances and fixtures in a clean manner. Tenant agrees that any maintenance and repair caused by the misuse, neglect, or waste of Tenant, Tenant's family, employees, or visitors regardless of cost, shall be Tenant's responsibility. In addition, Tenant agrees to be solely responsible for any maintenance or repair costing less than \$ 35.00 regardless of fault or misuse. Any item of maintenance or repair exceeding this amount that is not caused by the misuse, neglect or waste of the Tenant, Tenant's family, employees or visitors shall be paid entirely by the Landlord. In the event of a refrigerator malfunction, Tenant agrees to hold Landlord harmless for any damaged food products as a result of said malfunction.

14. Utilities Tenant agrees to arrange for and pay for the following utilities: electric and telephone

15. Damage to Premises: If the premises, or any part thereof shall be partially damaged by fire or other casualty not due to the Tenant's negligence or willful act or that of his/her employees, family, or visitors, the premises shall be promptly repaired by the Landlord and there shall be an abatement of rent corresponding with the time during which, and the extent to which the premises are untenantable; provided that in the event of damage by fire or other casualty in the amount of more than \$10,000.00. Landlord shall have the option of not rebuilding or repairing, in which event the terms of this Lease shall end and the rent shall be prorated to the time of the damage.

16. Surrender of Premises At the end of this Lease Tenant agrees to surrender the premises to Landlord in as good condition as it was at the beginning of this Lease, reasonable use and wear

excepted. If Tenant fails to surrender the premises at the end of this Lease, the Landlord, his/her agent, attorney or legal representatives, may demand of such Tenant double the monthly rent and may recover the same at the expiration of every month, or in the same proportion for a longer or shorter time by distress, in the manner pointed out hereinafter.

17. Abandonment If at any time during the term of this Lease, Tenant abandons the premises or any part thereof, Landlord may, at his/her option obtain possession of the premises in the manner provided by law, and without becoming liable to Tenant for damage or for any payment of any kind whatsoever. It shall be presumed that the Tenant has abandoned the premises if Tenant is absent from the premises for fifteen (15) days without prior notice to Landlord and rent is not current. Landlord may, at his/her discretion, as agent for Tenant re-let the premises, or any part thereof, for the whole or any part of the unexpired term, and may receive and collect all rent payable by virtue of such reletting, and at Landlord's option, hold Tenant liable for any difference between the rent that would have been payable under this Lease during the balance of the unexpired term, if this Lease continued in force and the net rent for such period realized by the Landlord by means of re-letting. If the Landlord's right of re-entry is exercised following abandonment of the premises by the Tenant, then Landlord may consider any personal property belonging to Tenant and left on the premises to also have been abandoned, in which case Landlord may dispose of all such personal property in any manner Landlord shall deem proper and is hereby relieved of all liability for doing so. Tenant agrees that the Security and Damage Deposit shall be released to Landlord and shall be applied to any amount under this Lease.

18. Default If Tenant fails to comply with any of the material provisions of this Lease, other than the covenant to pay rent, or of any present rules and regulations or any that may hereafter be prescribed by Landlord, or materially fails to comply with any duties imposed on Tenant by statute, within seven (7) days after delivery of written notice by Landlord specifying the noncompliance and indicating the intention of Landlord to terminate the Lease by reason thereof, Landlord may terminate this Lease.

(a) Landlord will, however, terminate this Lease if such noncompliance is a subsequent or continuing noncompliance within three (3) months of a written warning by Landlord of a similar violation or if such noncompliance is of such a nature that Tenant should not be given an opportunity to cure, including but not limited to destruction, damage or misuse of the Landlord's or other Tenant's property by intentional act or a subsequent or continued unreasonable disturbance.

(b) If the Tenant fails to pay rent when due it shall be a default of this Lease and if such default continues for three (3) business days after delivery (posted on the front door of the apartment) of a written demand by Landlord for payment of rent or possession of the premises this Lease shall be terminated and the Landlord may obtain possession of the premises in the manner provided by law.

(c) One waiver of a default or breach of any covenant, rule or regulation shall not be considered a waiver of any subsequent default or breach.

19. Binding Effect The covenants and conditions herein contained shall apply to, and bind the heirs, legal representatives and assigns of the parties hereto and all covenants are to be construed as conditions of this Lease. Whenever used, the singular member shall include the plural, the plural the singular, and the use of any gender shall include all genders.

20. Attorney's Fees and Costs Tenant agrees that in connection with any litigation arising out of this agreement, the prevailing party shall be entitled to recover all cost incurred, including reasonable attorney's fees.

21. Insurance Tenant agrees to purchase and maintain in full force a Renter's Insurance Policy for the term of this Lease Agreement. If Tenant owns a flotation bedding system, he/she will be required to carry in the Tenant's name flotation insurance as is standard in the industry in an amount deemed reasonable to protect the Tenant and Landlord against personal injury and property damage to the dwelling units. In any case, the policy shall carry a loss payable clause to the Landlord.

22. Vehicle Parking Tenant agrees to provide Landlord with a list of all vehicles that may be used by the Tenant. In addition, Tenant agrees not to perform any repair work on his/her vehicle while

parked inside the property of the Landlord. No visitors will be allowed to use any parking space inside the property unless such space is marked VISITORS PARKING.

Parking space number 17 is assigned to the premises and available for Tenant's use.

23. Personal Property Tenant agrees not to maintain any personal property (bicycles, barbecue equipment, exercise equipment, large plants, chairs, tables, tools, trash cans, etc.), outside the premises he/she occupies. In addition, Tenant agrees not to maintain more than three (3) plants at any time outside the premises being occupied.

24. Radon Gas Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed Federal and State guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

25. Subordination of Lease This Lease and Tenant's interest hereunder are and shall be subordinate to any liens or encumbrances now or hereafter placed on the premises by Landlord, all advances made under any such liens or encumbrances, the interest payable on any such liens or encumbrances, and any and all renewals or extensions of such liens or encumbrances.

26. Locks Tenant agrees not to replace any door lock mechanism to the premises without Landlord's prior written consent. In the event Landlord consents to such replacement Tenant agrees to provide Landlord with a duplicate set of keys within twenty-four (24) hours after replacement.

27. Notices Tenant agrees that all notices delivered by the Landlord will be written in the English language. If English is not the Tenant's primary language, it is Tenant's sole responsibility to have such notices translated for his/her comprehension and subsequent compliance.

28. Pool Tenant acknowledges that he/she has received a copy of the "Pool Rules and Regulations" and agrees to abide by such article. Failure to abide by the "Pool Rules and Regulations" will result in the termination of this Lease Agreement and forfeiture of security deposit.

29. Lead-based Paint Landlord is unaware of the presence of lead-based paint or lead-based paint hazards in the apartment complex. Tenant may, at his/her own expenses, conduct a lead-based paint evaluation report within the first ten (10) days from the signing of this Lease Agreement. If the results of said evaluation show the presence of lead-based contaminants, Tenant may cancel this Lease Agreement by providing written notice to the Landlord together with a copy of the evaluation report (within the ten day period) and receive a full refund of any monies held for the performance of the Lease Agreement.

EXECUTED AT LEE COUNTY, FLORIDA, THIS 12 DAY OF JUNE 2010 2009.

UP+1V29,RTTE

TENANT


LANDLORD - Guillermo Navarro

LEASE AGREEMENT

BY THIS AGREEMENT between TCR Holdings, Inc., here
in after referred to as the Landlord, and MARCILENA LIMA, hereinafter
referred to as the Tenant, Landlord leases to Tenant the following described premises:

370 ~~W~~ Broadway, Unit 20
Fort Myers, FL 33901

1. Term This Lease shall commence on 1 July 10 and shall end on 1 July 11
2. Rent Tenant agrees to pay without demand to Landlord as rent for the premises \$ 400 per month in advance on the 1st day of each calendar month beginning on 1 July 10 at the following location:

Mail to: **TCR Holdings, Inc.**

649 SW 9th Street, Apt 208

Miami, FL 33130

CHECKS or MONEY ORDERS PAYABLE TO: TCR Holdings, Inc.

RENT IS DUE THE 1ST DAY OF EACH MONTH. If not received on or before that day, Tenant agrees to pay a late charge of \$50.00 per week until the rent payment is received by the Landlord or Landlord's Agent. The late charge shall be considered as additional rent and failure to pay the late charge shall be a breach of the covenant to pay rent. Tenant agrees further to pay the rent with a check drawn on a LEE COUNTY BANK or a money order and in the event Tenant's bank does not honor the check, Tenant agrees to replace it with a cashier's check. In addition, Tenant agrees to pay Landlord \$35.00 for the dishonored check, which will be considered as additional rent. In the event it becomes necessary for the Landlord to employ an attorney or agent to collect any rent or fees due, Tenant agrees to pay any fees or expenses incurred, including reasonable attorney's fees.

3. Security and Damage Deposit: Tenant is depositing with the Landlord the sum of \$ 400⁰⁰ as Security and Damage deposit. The Security and Damage Deposit will be held in a separate non-interest bearing account by the Landlord for the benefit of the Tenant.

Upon vacating the premises for the termination of this Lease, Landlord shall within 15 days either
(a) return to Tenant the Security and Damage Deposit, or
(b) give Tenant notice by certified mail at Tenant's last known mailing address of Landlord's intention to impose a claim.

If Tenant does not object to Landlord's claim within 15 days after receipt of the notice of claim, Landlord may deduct the amount of the claim from the deposit and refund the balance to the Tenant.

If Tenant terminates the lease prior to lease termination date, tenant will forfeit security deposit in the amount of \$ 400.

4. Use of Premises The premises shall be used and occupied by the Tenant exclusively as a private single family residence, and no part thereof shall be used at any time during the term of this Lease by Tenant for the purpose of carrying on any business, profession, or trade of any kind or for any purpose other than as a private single family residence. Tenant shall comply with all the sanitary laws, ordinances, rules and orders of appropriate governmental authorities affecting the cleanliness, occupancy and preservation of the premises, and the sidewalk connected thereto, during the term of this Lease.

5. Number of Occupants The premises shall be occupied by no more than 5 persons. Additional persons may occupy the premises only with the written consent of the Landlord.

Nevertheless, the premises may not be occupied in any manner in violation of any city, County, State, or Federal Laws, and not by more than ___ persons.

6. Condition of the Premises Tenant has examined the premises, including the grounds and all buildings and improvements, and agrees that they are in good order and repair and in a safe, clean and tenable condition.

7. Assignment and Subletting Tenant agrees not to assign this Lease and not to sublet premises without Landlord's prior written consent.

8. Alterations and Improvements Tenant agrees not to make any alterations or improvements to the premises without the Landlord's prior written consent. Tenant agrees that only the Landlord's employees and contractors will be authorized to perform any type of repair or replacement work to any of the fixtures, electrical, plumbing, appliances, and any other personal property located inside the premises occupied by the Tenant.

9. Dangerous Materials Tenant agrees not to keep on or about the premises any dangerous, flammable, or explosive item that might unreasonably increase the danger of fire or damage to the premises or that might be considered hazardous or extra hazardous by any insurance company.

10. Animals Tenant agrees not to keep any animal on the premises without the Landlord's prior written consent. In the event Landlord consents to Tenant having an animal on the premises, Tenant agrees to have the premises professionally cleaned and treated for infestation at the end of the Lease at his/her own expense or have the cost of the services deducted from the Security and Damage Deposit.

11. Inspection of the Premises Tenant agrees that Landlord has the right to enter and inspect the premises from time to time during reasonable daytime hours in order to make necessary repairs, alterations, and improvements and Tenant agrees not to unreasonably withhold his/her consent for the Landlord's entry and inspection. Tenant agrees Landlord may enter the premises at any time either in case of an emergency, or to protect or preserve the premises or if the Tenant unreasonably withholds his/her consent to Landlord to enter and inspect the premises.

12. Display of Signs and Exhibitions: Tenant agrees to allow Landlord to show and exhibit the Tenant's premises to prospective or actual purchasers of the building during normal hours (excluding weekends). Tenant also agrees not to unseasonably withhold his/her consent for the Landlord to show the premises to prospective Tenants and display a "For Rent" sign during the last 60 days of this Lease.

13. Maintenance and Repairs Tenant agrees to maintain the premises in a clean and sanitary manner and in good condition and repair. Tenant's obligation shall include, but not be limited to, maintaining air-conditioning filters, and the appliances and fixtures in a clean manner. Tenant agrees that any maintenance and repair caused by the misuse, neglect, or waste of Tenant, Tenant's family, employees, or visitors regardless of cost, shall be Tenant's responsibility. In addition, Tenant agrees to be solely responsible for any maintenance or repair costing less than \$ 35.00 regardless of fault or misuse. Any item of maintenance or repair exceeding this amount that is not caused by the misuse, neglect or waste of the Tenant, Tenant's family, employees or visitors shall be paid entirely by the Landlord. In the event of a refrigerator malfunction, Tenant agrees to hold Landlord harmless for any damaged food products as a result of said malfunction.

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15. Damage to Premises: If the premises, or any part thereof shall be partially damaged by fire or other casualty not due to the Tenant's negligence or willful act or that of his/her employees, family, or visitors, the premises shall be promptly repaired by the Landlord and there shall be an abatement of rent corresponding with the time during which, and the extent to which the premises are untenantable; provided that in the event of damage by fire or other casualty in the amount of more than \$10,000.00. Landlord shall have the option of not rebuilding or repairing, in which event the terms of this Lease shall end and the rent shall be prorated to the time of the damage.

16. Surrender of Premises At the end of this Lease Tenant agrees to surrender the premises to Landlord in as good condition as it was at the beginning of this Lease, reasonable use and wear

excepted. If Tenant fails to surrender the premises at the end of this Lease, the Landlord, his/her agent, attorney or legal representatives, may demand of such Tenant double the monthly rent and may recover the same at the expiration of every month, or in the same proportion for a longer or shorter time by distress, in the manner pointed out hereinafter.

17. Abandonment If at any time during the term of this Lease, Tenant abandons the premises or any part thereof, Landlord may, at his/her option obtain possession of the premises in the manner provided by law, and without becoming liable to Tenant for damage or for any payment of any kind whatsoever. It shall be presumed that the Tenant has abandoned the premises if Tenant is absent from the premises for fifteen (15) days without prior notice to Landlord and rent is not current. Landlord may, at his/her discretion, as agent for Tenant re-let the premises, or any part thereof, for the whole or any part of the unexpired term, and may receive and collect all rent payable by virtue of such reletting, and at Landlord's option, hold Tenant liable for any difference between the rent that would have been payable under this Lease during the balance of the unexpired term, if this Lease continued in force and the net rent for such period realized by the Landlord by means of re-letting. If the Landlord's right of re-entry is exercised following abandonment of the premises by the Tenant, then Landlord may consider any personal property belonging to Tenant and left on the premises to also have been abandoned, in which case Landlord may dispose of all such personal property in any manner Landlord shall deem proper and is hereby relieved of all liability for doing so. Tenant agrees that the Security and Damage Deposit shall be released to Landlord and shall be applied to any amount under this Lease.

18. Default If Tenant fails to comply with any of the material provisions of this Lease, other than the covenant to pay rent, or of any present rules and regulations or any that may hereafter be prescribed by Landlord, or materially fails to comply with any duties imposed on Tenant by statute, within seven (7) days after delivery of written notice by Landlord specifying the noncompliance and indicating the intention of Landlord to terminate the Lease by reason thereof, Landlord may terminate this Lease.

(a) Landlord will, however, terminate this Lease if such noncompliance is a subsequent or continuing noncompliance within three (3) months of a written warning by Landlord of a similar violation or if such noncompliance is of such a nature that Tenant should not be given an opportunity to cure, including but not limited to destruction, damage or misuse of the Landlord's or other Tenant's property by intentional act or a subsequent or continued unreasonable disturbance.

(b) If the Tenant fails to pay rent when due it shall be a default of this Lease and if such default continues for three (3) business days after delivery (posted on the front door of the apartment) of a written demand by Landlord for payment of rent or possession of the premises this Lease shall be terminated and the Landlord may obtain possession of the premises in the manner provided by law.

(c) One waiver of a default or breach of any covenant, rule or regulation shall not be considered a waiver of any subsequent default or breach.

19. Binding Effect The covenants and conditions herein contained shall apply to, and bind the heirs, legal representatives and assigns of the parties hereto and all covenants are to be construed as conditions of this Lease. Whenever used, the singular member shall include the plural, the plural the singular, and the use of any gender shall include all genders.

20. Attorney's Fees and Costs Tenant agrees that in connection with any litigation arising out of this agreement, the prevailing party shall be entitled to recover all cost incurred, including reasonable attorney's fees.

21. Insurance Tenant agrees to purchase and maintain in full force a Renter's Insurance Policy for the term of this Lease Agreement. If Tenant owns a flotation bedding system, he/she will be required to carry in the Tenant's name flotation insurance as is standard in the industry in an amount deemed reasonable to protect the Tenant and Landlord against personal injury and property damage to the dwelling units. In any case, the policy shall carry a loss payable clause to the Landlord.

22. Vehicle Parking Tenant agrees to provide Landlord with a list of all vehicles that may be used by the Tenant. In addition, Tenant agrees not to perform any repair work on his/her vehicle while

parked inside the property of the Landlord. No visitors will be allowed to use any parking space inside the property unless such space is marked VISITORS PARKING.

Parking space number 20 is assigned to the premises and available for Tenant's use.

23. Personal Property Tenant agrees not to maintain any personal property (bicycles, barbeque equipment, exercise equipment, large plants, chairs, tables, tools, trash cans, etc.), outside the premises he/she occupies. In addition, Tenant agrees not to maintain more than three (3) plants at any time outside the premises being occupied.

24. Radon Gas Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed Federal and State guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

25. Subordination of Lease This Lease and Tenant's interest hereunder are and shall be subordinate to any liens or encumbrances now or hereafter placed on the premises by Landlord, all advances made under any such liens or encumbrances, the interest payable on any such liens or encumbrances, and any and all renewals or extensions of such liens or encumbrances.

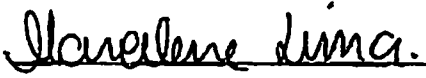
26. Locks Tenant agrees not to replace any door lock mechanism to the premises without Landlord's prior written consent. In the event Landlord consents to such replacement Tenant agrees to provide Landlord with a duplicate set of keys within twenty-four (24) hours after replacement.

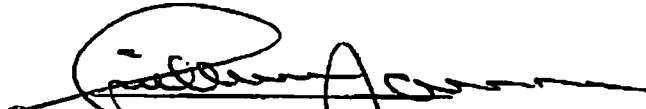
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29. Lead-based Paint Landlord is unaware of the presence of lead-based paint or lead-based paint hazards in the apartment complex. Tenant may, at his/her own expenses, conduct a lead-based paint evaluation report within the first ten (10) days from the signing of this Lease Agreement. If the results of said evaluation show the presence of lead-based contaminants, Tenant may cancel this Lease Agreement by providing written notice to the Landlord together with a copy of the evaluation report (within the ten day period) and receive a full refund of any monies held for the performance of the Lease Agreement.

EXECUTED AT LEE COUNTY, FLORIDA, THIS July DAY OF July 2009.


TENANT


LANDLORD - Guillermo Navarro

LEASE AGREEMENT

BY THIS AGREEMENT between TCR Holdings, Inc., here
in after referred to as the Landlord, and Alex Walters, hereinafter
referred to as the Tenant, Landlord leases to Tenant the following described premises:

370 1/2 Broadway, Unit 110
Fort Myers, FL 33901

1. Term This Lease shall commence on 1 AUG 10 and shall end on 1 AUG 11
2. Rent Tenant agrees to pay without demand to Landlord as rent for the premises \$ 425 per month in advance on the 1st day of each calendar month beginning on 1 AUG 10 at the following location:

Mail to: **TCR Holdings, Inc.**
649 SW 9th Street, Apt 208
Miami, FL 33130

CHECKS or MONEY ORDERS PAYABLE TO: TCR Holdings, Inc.

RENT IS DUE THE 1ST DAY OF EACH MONTH. If not received on or before that day, Tenant agrees to pay a late charge of \$50.00 per week until the rent payment is received by the Landlord or Landlord's Agent. The late charge shall be considered as additional rent and failure to pay the late charge shall be a breach of the covenant to pay rent. Tenant agrees further to pay the rent with a check drawn on a LEE COUNTY BANK or a money order and in the event Tenant's bank does not honor the check, Tenant agrees to replace it with a cashier's check. In addition, Tenant agrees to pay Landlord \$35.00 for the dishonored check, which will be considered as additional rent. In the event it becomes necessary for the Landlord to employ an attorney or agent to collect any rent or fees due, Tenant agrees to pay any fees or expenses incurred, including reasonable attorney's fees.

3. Security and Damage Deposit: Tenant is depositing with the Landlord the sum of \$ _____ as Security and Damage deposit. The Security and Damage Deposit will be held in a separate non-interest bearing account by the Landlord for the benefit of the Tenant.

Upon vacating the premises for the termination of this Lease, Landlord shall within 15 days either
(a) return to Tenant the Security and Damage Deposit, or
(b) give Tenant notice by certified mail at Tenant's last known mailing address of Landlord's intention to impose a claim.

If Tenant does not object to Landlord's claim within 15 days after receipt of the notice of claim, Landlord may deduct the amount of the claim from the deposit and refund the balance to the Tenant.

If Tenant terminates the lease prior to lease termination date, tenant will forfeit security deposit in the amount of \$ 425.00.

4. Use of Premises The premises shall be used and occupied by the Tenant exclusively as a private single family residence, and no part thereof shall be used at any time during the term of this Lease by Tenant for the purpose of carrying on any business, profession, or trade of any kind or for any purpose other than as a private single family residence. Tenant shall comply with all the sanitary laws, ordinances, rules and orders of appropriate governmental authorities affecting the cleanliness, occupancy and preservation of the premises, and the sidewalk connected thereto, during the term of this Lease.

5. Number of Occupants The premises shall be occupied by no more than 2 persons. Additional persons may occupy the premises only with the written consent of the Landlord.

Nevertheless, the premises may not be occupied in any manner in violation of any city, County, State, or Federal Laws, and not by more than 2 persons.

6. Condition of the Premises Tenant has examined the premises, including the grounds and all buildings and improvements, and agrees that they are in good order and repair and in a safe, clean and tenantable condition.

7. Assignment and Subletting Tenant agrees not to assign this Lease and not to sublet premises without Landlord's prior written consent.

8. Alterations and Improvements Tenant agrees not to make any alterations or improvements to the premises without the Landlord's prior written consent. Tenant agrees that only the Landlord's employees and contractors will be authorized to perform any type of repair or replacement work to any of the fixtures, electrical, plumbing, appliances, and any other personal property located inside the premises occupied by the Tenant.

9. Dangerous Materials Tenant agrees not to keep on or about the premises any dangerous, flammable, or explosive item that might unreasonably increase the danger of fire or damage to the premises or that might be considered hazardous or extra hazardous by any insurance company.

10. Animals Tenant agrees not to keep any animal on the premises without the Landlord's prior written consent. In the event Landlord consents to Tenant having an animal on the premises, Tenant agrees to have the premises professionally cleaned and treated for infestation at the end of the Lease at his/her own expense or have the cost of the services deducted from the Security and Damage Deposit.

11. Inspection of the Premises Tenant agrees that Landlord has the right to enter and inspect the premises from time to time during reasonable daytime hours in order to make necessary repairs, alterations, and improvements and Tenant agrees not to unreasonably withhold his/her consent for the Landlord's entry and inspection. Tenant agrees Landlord may enter the premises at any time either in case of an emergency, or to protect or preserve the premises or if the Tenant unreasonably withholds his/her consent to Landlord to enter and inspect the premises.

12. Display of Signs and Exhibitions: Tenant agrees to allow Landlord to show and exhibit the Tenant's premises to prospective or actual purchasers of the building during normal hours (excluding weekends). Tenant also agrees not to unseasonably withhold his/her consent for the Landlord to show the premises to prospective Tenants and display a "For Rent" sign during the last 60 days of this Lease.

13. Maintenance and Repairs Tenant agrees to maintain the premises in a clean and sanitary manner and in good condition and repair. Tenant's obligation shall include, but not be limited to, maintaining air-conditioning filters, and the appliances and fixtures in a clean manner. Tenant agrees that any maintenance and repair caused by the misuse, neglect, or waste of Tenant, Tenant's family, employees, or visitors regardless of cost, shall be Tenant's responsibility. In addition, Tenant agrees to be solely responsible for any maintenance or repair costing less than \$ 35.00 regardless of fault or misuse. Any item of maintenance or repair exceeding this amount that is not caused by the misuse, neglect or waste of the Tenant, Tenant's family, employees or visitors shall be paid entirely by the Landlord. In the event of a refrigerator malfunction, Tenant agrees to hold Landlord harmless for any damaged food products as a result of said malfunction.

14. Utilities Tenant agrees to arrange for and pay for the following utilities: electric and telephone

15. Damage to Premises: If the premises, or any part thereof shall be partially damaged by fire or other casualty not due to the Tenant's negligence or willful act or that of his/her employees, family, or visitors, the premises shall be promptly repaired by the Landlord and there shall be an abatement of rent corresponding with the time during which, and the extent to which the premises are untenable; provided that in the event of damage by fire or other casualty in the amount of more than \$10,000.00. Landlord shall have the option of not rebuilding or repairing, in which event the terms of this Lease shall end and the rent shall be prorated to the time of the damage.

16. Surrender of Premises At the end of this Lease Tenant agrees to surrender the premises to Landlord in as good condition as it was at the beginning of this Lease, reasonable use and wear

excepted. If Tenant fails to surrender the premises at the end of this Lease, the Landlord, his/her agent, attorney or legal representatives, may demand of such Tenant double the monthly rent and may recover the same at the expiration of every month, or in the same proportion for a longer or shorter time by distress, in the manner pointed out hereinafter.

17. Abandonment If at any time during the term of this Lease, Tenant abandons the premises or any part thereof, Landlord may, at his/her option obtain possession of the premises in the manner provided by law, and without becoming liable to Tenant for damage or for any payment of any kind whatsoever. It shall be presumed that the Tenant has abandoned the premises if Tenant is absent from the premises for fifteen (15) days without prior notice to Landlord and rent is not current. Landlord may, at his/her discretion, as agent for Tenant re-let the premises, or any part thereof, for the whole or any part of the unexpired term, and may receive and collect all rent payable by virtue of such reletting, and at Landlord's option, hold Tenant liable for any difference between the rent that would have been payable under this Lease during the balance of the unexpired term, if this Lease continued in force and the net rent for such period realized by the Landlord by means of re-letting. If the Landlord's right of re-entry is exercised following abandonment of the premises by the Tenant, then Landlord may consider any personal property belonging to Tenant and left on the premises to also have been abandoned, in which case Landlord may dispose of all such personal property in any manner Landlord shall deem proper and is hereby relieved of all liability for doing so. Tenant agrees that the Security and Damage Deposit shall be released to Landlord and shall be applied to any amount under this Lease.

18. Default If Tenant fails to comply with any of the material provisions of this Lease, other than the covenant to pay rent, or of any present rules and regulations or any that may hereafter be prescribed by Landlord, or materially fails to comply with any duties imposed on Tenant by statute, within seven (7) days after delivery of written notice by Landlord specifying the noncompliance and indicating the intention of Landlord to terminate the Lease by reason thereof, Landlord may terminate this Lease.

(a) Landlord will, however, terminate this Lease if such noncompliance is a subsequent or continuing noncompliance within three (3) months of a written warning by Landlord of a similar violation or if such noncompliance is of such a nature that Tenant should not be given an opportunity to cure, including but not limited to destruction, damage or misuse of the Landlord's or other Tenant's property by intentional act or a subsequent or continued unreasonable disturbance.

(b) If the Tenant fails to pay rent when due it shall be a default of this Lease and if such default continues for three (3) business days after delivery (posted on the front door of the apartment) of a written demand by Landlord for payment of rent or possession of the premises this Lease shall be terminated and the Landlord may obtain possession of the premises in the manner provided by law.

(c) One waiver of a default or breach of any covenant, rule or regulation shall not be considered a waiver of any subsequent default or breach.

19. Binding Effect The covenants and conditions herein contained shall apply to, and bind the heirs, legal representatives and assigns of the parties hereto and all covenants are to be construed as conditions of this Lease. Whenever used, the singular member shall include the plural, the plural the singular, and the use of any gender shall include all genders.

20. Attorney's Fees and Costs Tenant agrees that in connection with any litigation arising out of this agreement, the prevailing party shall be entitled to recover all cost incurred, including reasonable attorney's fees.

21. Insurance Tenant agrees to purchase and maintain in full force a Renter's Insurance Policy for the term of this Lease Agreement. If Tenant owns a flotation bedding system, he/she will be required to carry in the Tenant's name flotation insurance as is standard in the industry in an amount deemed reasonable to protect the Tenant and Landlord against personal injury and property damage to the dwelling units. In any case, the policy shall carry a loss payable clause to the Landlord.

22. Vehicle Parking Tenant agrees to provide Landlord with a list of all vehicles that may be used by the Tenant. In addition, Tenant agrees not to perform any repair work on his/her vehicle while

parked inside the property of the Landlord. No visitors will be allowed to use any parking space inside the property unless such space is marked VISITORS PARKING.

Parking space number _____ is assigned to the premises and available for Tenant's use.

23. Personal Property Tenant agrees not to maintain any personal property (bicycles, barbeque equipment, exercise equipment, large plants, chairs, tables, tools, trash cans, etc.), outside the premises he/she occupies. In addition, Tenant agrees not to maintain more than three (3) plants at any time outside the premises being occupied.

24. Radon Gas Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed Federal and State guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

25. Subordination of Lease This Lease and Tenant's interest hereunder are and shall be subordinate to any liens or encumbrances now or hereafter placed on the premises by Landlord, all advances made under any such liens or encumbrances, the interest payable on any such liens or encumbrances, and any and all renewals or extensions of such liens or encumbrances.

26. Locks Tenant agrees not to replace any door lock mechanism to the premises without Landlord's prior written consent. In the event Landlord consents to such replacement Tenant agrees to provide Landlord with a duplicate set of keys within twenty-four (24) hours after replacement.

27. Notices Tenant agrees that all notices delivered by the Landlord will be written in the English language. If English is not the Tenant's primary language, it is Tenant's sole responsibility to have such notices translated for his/her comprehension and subsequent compliance.

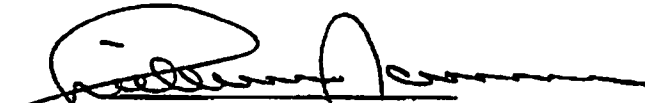
28. Pool Tenant acknowledges that he/she has received a copy of the "Pool Rules and Regulations" and agrees to abide by such article. Failure to abide by the "Pool Rules and Regulations" will result in the termination of this Lease Agreement and forfeiture of security deposit.

29. Lead-based Paint Landlord is unaware of the presence of lead-based paint or lead-based paint hazards in the apartment complex. Tenant may, at his/her own expenses, conduct a lead-based paint evaluation report within the first ten (10) days from the signing of this Lease Agreement. If the results of said evaluation show the presence of lead-based contaminants, Tenant may cancel this Lease Agreement by providing written notice to the Landlord together with a copy of the evaluation report (within the ten day period) and receive a full refund of any monies held for the performance of the Lease Agreement.

EXECUTED AT LEE COUNTY, FLORIDA, THIS 21ST DAY OF Aug 2010, 2009.



TENANT



LANDLORD - Guillermo Navarro

LEASE AGREEMENT

BY THIS AGREEMENT between TCR Holdings, Inc., here
in after referred to as the Landlord, and Wanilee Barbosa, hereinafter
referred to as the Tenant, Landlord leases to Tenant the following described premises:

3707 Broadway, Unit 208
Fort Myers, FL 33901

1. Term This Lease shall commence on 1 FEB 10 and shall end on 1 FEB 11
2. Rent Tenant agrees to pay without demand to Landlord as rent for the premises \$ 450⁰⁰ per month in advance on the 1st day of each calendar month beginning on 1 FEB 10 at the following location:

Mail to: **TCR Holdings, Inc.**
649 SW 9th Street, Apt 208
Miami, FL 33130

CHECKS or MONEY ORDERS PAYABLE TO: TCR Holdings, Inc.

RENT IS DUE THE 1ST DAY OF EACH MONTH. If not received on or before that day, Tenant agrees to pay a late charge of \$50.00 per week until the rent payment is received by the Landlord or Landlord's Agent. The late charge shall be considered as additional rent and failure to pay the late charge shall be a breach of the covenant to pay rent. Tenant agrees further to pay the rent with a check drawn on a LEE COUNTY BANK or a money order and in the event Tenant's bank does not honor the check, Tenant agrees to replace it with a cashier's check. In addition, Tenant agrees to pay Landlord \$35.00 for the dishonored check, which will be considered as additional rent. In the event it becomes necessary for the Landlord to employ an attorney or agent to collect any rent or fees due, Tenant agrees to pay any fees or expenses incurred, including reasonable attorney's fees.

3. Security and Damage Deposit: Tenant is depositing with the Landlord the sum of \$ 450⁰⁰ as Security and Damage deposit. The Security and Damage Deposit will be held in a separate non-interest bearing account by the Landlord for the benefit of the Tenant.

Upon vacating the premises for the termination of this Lease, Landlord shall within 15 days either
(a) return to Tenant the Security and Damage Deposit, or
(b) give Tenant notice by certified mail at Tenant's last known mailing address of Landlord's intention to impose a claim.

If Tenant does not object to Landlord's claim within 15 days after receipt of the notice of claim, Landlord may deduct the amount of the claim from the deposit and refund the balance to the Tenant.

If Tenant terminates the lease prior to lease termination date, tenant will forfeit security deposit in the amount of \$ 450⁰⁰.

4. Use of Premises The premises shall be used and occupied by the Tenant exclusively as a private single family residence, and no part thereof shall be used at any time during the term of this Lease by Tenant for the purpose of carrying on any business, profession, or trade of any kind or for any purpose other than as a private single family residence. Tenant shall comply with all the sanitary laws, ordinances, rules and orders of appropriate governmental authorities affecting the cleanliness, occupancy and preservation of the premises, and the sidewalk connected thereto, during the term of this Lease.

5. Number of Occupants The premises shall be occupied by no more than 2 persons. Additional persons may occupy the premises only with the written consent of the Landlord.

Nevertheless, the premises may not be occupied in any manner in violation of any city, County, State, or Federal Laws, and not by more than 2 persons.

6. Condition of the Premises Tenant has examined the premises, including the grounds and all buildings and improvements, and agrees that they are in good order and repair and in a safe, clean and tenantable condition.

7. Assignment and Subletting Tenant agrees not to assign this Lease and not to sublet premises without Landlord's prior written consent.

8. Alterations and Improvements Tenant agrees not to make any alterations or improvements to the premises without the Landlord's prior written consent. Tenant agrees that only the Landlord's employees and contractors will be authorized to perform any type of repair or replacement work to any of the fixtures, electrical, plumbing, appliances, and any other personal property located inside the premises occupied by the Tenant.

9. Dangerous Materials Tenant agrees not to keep on or about the premises any dangerous, flammable, or explosive item that might unreasonably increase the danger of fire or damage to the premises or that might be considered hazardous or extra hazardous by any insurance company.

10. Animals Tenant agrees not to keep any animal on the premises without the Landlord's prior written consent. In the event Landlord consents to Tenant having an animal on the premises, Tenant agrees to have the premises professionally cleaned and treated for infestation at the end of the Lease at his/her own expense or have the cost of the services deducted from the Security and Damage Deposit.

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EXECUTED AT LEE COUNTY, FLORIDA, THIS 1st DAY OF FEB. 2010 2009.

W. Barbosa
TENANT

Guillermo Navarro
LANDLORD - Guillermo Navarro