

LEASE

between

Meeting House Investment Group, LLC

and

Enterprise Leasing Company of Philadelphia, LLC ,
a Delaware limited liability company (Tenant)

Group# 17 Branch#59

THIS LEASE (the "Lease") is made as of the ____ day of October, 2014, (the "Lease Date") between Meeting House Investment Group, LLC, a New Jersey Limited Liability Company, ("Landlord"), and, Enterprise Leasing Company of Philadelphia, LLC, a Delaware limited liability company ("Tenant").

In consideration of the rent to be paid and the promises and obligations of Landlord and Tenant under this Lease, it is agreed as follows:

Article 1. LEASE OF PREMISES

Landlord hereby leases to Tenant and Tenant hereby leases from Landlord the building containing approximately 1350 square feet of floor area and parcel of land containing parking associated with existing building located at 198 State Hwy S., Rt 73, Berlin, NJ 08009-1755 designated as a part of Block 1110, Lot 17 (the "Premises"). The Premises is shown on the site plan attached as Exhibit "A". A legal description of the Premises is attached as Exhibit "B".

Article 2. TERM

Section 2.1. Term and Commencement Date

The term of this Lease (the "Term") will begin on the Commencement Date (as defined below), and will end on the last day of the sixtieth (60th) full calendar month thereafter.

The "Commencement Date" will be the date of execution of this Lease.

Section 2.2. Holding Over

If Tenant holds possession of the Premises or any portion thereof after the end of the Term, Tenant will be deemed a tenant from month to month, with monthly Base Rent equal to 125% of the monthly Base Rent due immediately prior to the expiration of the Term and otherwise upon the terms of this Lease. Such tenancy may be terminated by either party upon not less than 30 days prior written notice to the other.

Section 2.3. Grant of Approvals

Landlord agrees to cooperate with Tenant and the state, county or municipal authorities in obtaining permits, licenses and approvals and will execute any documents reasonably required for that purpose.

Article 3. RENEWAL OPTIONS

The initial Term provided for in Section 2.1 above is sometimes referred to as the "Initial Term" to distinguish it from the Renewal Terms provided for in this Article 3.

Tenant will have three (3) separate, successive options (each a "Renewal Option") to extend the Term for additional periods of sixty (60) months (each a "Renewal Term"). The first Renewal Term will commence upon the expiration of the Initial Term. Each successive Renewal Term will commence upon the expiration of the previously exercised Renewal Term.

Each Renewal Option shall automatically renew to the next renewal term, unless Tenant shall notify Landlord in writing at least ninety (90) days prior to the then current expiration date that it does not elect to extend the Term.

Each Renewal Term will be upon the same terms and conditions as during the Initial Term, except as otherwise provided.

As used in this Lease, "Term" means both the Initial Term and, to the extent Renewal Options have been exercised, the Renewal Terms, unless the context clearly requires otherwise.

Article 4. RENT

Tenant agrees to pay Landlord, as Rent for the Premises, as set forth in the following schedule without notice or demand, on or before the first day of each calendar month during the

Term, and prorated for the fractional portion of any month.

<u>LEASE YEAR</u>	<u>MONTHLY RENT</u>	<u>ANNUAL RENT</u>
1	\$3,000.00	\$36,000.00
2	\$3,000.00	\$36,000.00
3	\$3,000.00	\$36,000.00
4	\$3,000.00	\$36,000.00
5	\$3,000.00	\$36,000.00
<u>1ST RENEWAL</u>	<u>MONTHLY RENT</u>	<u>ANNUAL RENT</u>
1	\$3,120.00	\$37,440.00
2	\$3,120.00	\$37,440.00
3	\$3,120.00	\$37,440.00
4	\$3,120.00	\$37,440.00
5	\$3,120.00	\$37,440.00
<u>2ND RENEWAL</u>	<u>MONTHLY RENT</u>	<u>ANNUAL RENT</u>
1	\$3,244.80	\$38,937.60
2	\$3,244.80	\$38,937.60
3	\$3,244.80	\$38,937.60
4	\$3,244.80	\$38,937.60
5	\$3,244.80	\$38,937.60
<u>3RD RENEWAL</u>	<u>MONTHLY RENT</u>	<u>ANNUAL RENT</u>
1	\$3,374.59	\$40,495.10
2	\$3,374.59	\$40,495.10
3	\$3,374.59	\$40,495.10
4	\$3,374.59	\$40,495.10
5	\$3,374.59	\$40,495.10

Article 5. TAXES

Section 5.1. Personal Property Taxes

Tenant will pay all taxes on Tenant's personal property and trade fixtures that are assessed and payable during the Term.

Section 5.2. Real Estate Taxes

Tenant shall pay directly to the applicable collecting authority in each year (or part year) of the Term, the Impositions (defined below) applicable to the Demised Premises in each such year. Landlord and Tenant agree to use reasonable efforts to have all bills for Impositions sent directly to Tenant; provided that whether bills are received by Landlord or Tenant, Tenant shall provide evidence to Landlord of payment of the Impositions promptly after payment. The term "Impositions" shall be construed to mean any and all real and personal property taxes, annual service or other payments in lieu of taxes, assessments, sewer rates, ad valorem charges, water rates, rents and charges, all governmental impositions in the nature of any of the foregoing, and all costs and expenses (including attorneys' fees and costs of court or other proceedings) incurred in contesting property tax assessments or any other such governmental impositions.

(A) The parties agree that this Lease is intended to be "triple-net". Any and all expenses of operation, repair, reconstruction, insurance and the like are to be borne by Tenant, and that the Base Rent to be received by Landlord shall be free and clear of any and all offsets, setoffs, deductions and adjustments.

(B) All Impositions, charges, expenses or other sums payable in any connection with this Lease, except for Base Rent, are deemed to be rental obligations and shall be referred to hereinafter as "Additional Rent".

(C) Tenant shall pay all Additional Rent within thirty (30) days after being billed therefore by Landlord, if Landlord receives the bills, or promptly upon receipt with regard to all other expenses.

Article 6. UTILITIES

Tenant will pay all charges for water, sewer, electricity and other utilities supplied to the Premises and used by Tenant during the Term. All utilities will be separately metered to the Premises.

Article 7. REPAIR AND MAINTENANCE

Section 7.1 Landlord's Repairs

Landlord will maintain and make all repairs not resulting from Tenant renovations: (i) to the roof, roof drains, and structural portions of the building, including the floor slab, bearing walls and foundations; (ii) to all systems, including electrical, mechanical, plumbing, water and sewer up to the point of entry into the Demised Premises; and (iii) required because of the act or omission of Landlord's employees, agents or contractors.

Section 7.2 Tenant's Repairs

Except for reasonable wear and tear and repairs required of Landlord pursuant to this Article, Tenant will repair and maintain the Demised Premises in good order and condition. Tenant will maintain and make all repairs to (i) the interior and exterior of the Demised Premises, including wall coverings, flooring, and Tenant's personal property and equipment, (ii) Tenant's exterior signage, canopies, and other trade dress; and (iii) any and all of the improvements made by Tenant as part of this agreement.

Tenant shall maintain and keep the exterior portion of the Demised Premises in first-class condition and state of repair, in compliance with all governmental laws, rules, regulations, orders, and ordinances exercising jurisdiction thereover, and in compliance with the provisions of this Lease, including the Architectural Theme. Further, Tenant shall store all trash and garbage in adequate containers, and to arrange for regular removal of such trash and/or garbage so that it does not overflow or become unsightly.

Article 8. ALTERATIONS

Tenant may redecorate the Premises and make such alterations, changes and/or installations as Tenant may from time to time think are necessary or desirable; provided, however, that such alterations, changes and/or installations may not impair the electrical or mechanical systems serving the Premises or the structural soundness of any building that is a part of the Premises.

Landlord acknowledges that the Premises must be and remain connected to Tenant's corporate terrestrial broadband data communications network (the "Network") in order for Tenant to conduct its business at the Premises. Landlord authorizes Tenant to perform such work as may be necessary, within or outside the Premises, to permit Tenant to properly connect the Premises to the Network and thereafter maintain such connection, all at Tenant's expense and in accordance with plans prepared by Tenant and approved by Landlord, which approval may not be unreasonably withheld, conditioned or delayed. Landlord agrees to cooperate fully with Tenant to secure the permits and approvals necessary to the performance of such work and to facilitate completion of such work. If, for any reason other than the act or omission of Tenant, including the inadequacy of facilities or services provided by a Local Exchange Carrier or other provider, the connection of the Premises to the Network cannot be accomplished within a time or at a cost acceptable to Tenant, or the connection is broken or becomes inadequate for Tenant's purposes, then Tenant may terminate this Lease by written notice to Landlord.

Article 9. USE OF PREMISES

Section 9.1. Permitted Use

The Premises may be used and occupied for the rental, leasing, storage, parking and/or sale of motor vehicles, for the cleaning and preparation of such vehicles, for office,

administrative and other uses incidental or related thereto and for such other uses to which Landlord gives its written consent, which consent will not be unreasonably withheld, conditioned or delayed.

Section 9.2. Tenant's Compliance With Laws

Tenant will use and occupy the Premises so as to comply with all applicable laws and regulations pertaining to its use.

Section 9.3. Landlord's Compliance With Laws

Landlord's ownership and control of the Premises will be in compliance with all laws and regulations now in force or which may hereafter be applied to ownership or control of real property, including, without limitation, laws and regulations related to mechanical, electrical, structural, seismic, life safety, fire safety, accessibility and environmental conditions.

Article 10. INSURANCE AND INDEMNITY

Section 10.1. Tenant's Insurance

Tenant will maintain in full force and effect during the Term commercial general liability insurance, insuring Landlord and Tenant as their interests may appear, against claims and demands for damage to property or injury to persons or loss of life arising out of or related to the use of or resulting from any accident occurring in, upon or about the Premises, with a combined single limit coverage of not less than \$2,000,000. All such insurance will name Landlord as an additional insured. Tenant will also maintain in full force and effect during the Term any legally required workers' compensation insurance covering all of Tenant's employees working on the Premises. In addition, Tenant will maintain in full force and effect a policy of "all risk" broad form fire and extended coverage insurance in an amount equal to the full replacement cost of the buildings and improvements that are a part of the Premises and such insurance will name Landlord and Tenant as loss payee and Tenant will be responsible for all deductibles. This coverage includes "Rent Loss Insurance" of up to 12 months after the occurrence of any Casualty.

Section 10.2. INTENTIONALLY DELETED

Section 10.3. Quality of Policies and Certificates

All policies of insurance will be issued by an insurer with an A. M. Best's rating of A- or better. The parties will deliver to each other, on request, copies of certificates of insurance showing that policies in compliance with this Article 10 are in effect. All policies of insurance will require the insurer to notify Landlord and Tenant at least 30 days prior to cancellation, amendment or revision of coverage.

Section 10.4. Waiver Of Subrogation

Landlord and Tenant each waive any right to recover against the other for damage to the Premises or any part thereof or any property thereon, but only to the extent that such damage is covered by insurance actually carried or required to be carried by either Landlord or Tenant. This provision is intended to waive fully, and for the benefit of each party, any rights and claims which might give rise to a right of subrogation in any insurance carrier.

Section 10.5. Blanket Policy

Any policy of insurance may be maintained under a so-called "blanket policy" insuring other parties and other locations so long as the minimum insurance policy requirements and limits set forth above are maintained.

Section 10.6. Tenant's Indemnification

Except for damage or injury caused by the willful or negligent act or omission of Landlord, its agents or employees, Tenant will indemnify, defend and hold Landlord, its agents and employees harmless from any and all liability for injury to or death of any person, or loss of or damage to the property of any person, and all actions, claims, demands, costs (including, without limitation, reasonable attorneys' fees), damages or expenses of any kind arising therefrom which may be brought or made against Landlord or which Landlord may pay or incur by reason of the use, occupancy and enjoyment of the Premises by Tenant, its agents or employees.

Section 10.7. Landlord's Indemnification

Except for damage or injury caused by the willful or negligent act or omission of Tenant,

its agents or employees, Landlord will indemnify, defend and hold Tenant, its agents and employees harmless from any and all liability for injury to or death of any person, or loss of or damage to the property of any person, and all actions, claims, demands, costs (including, without limitation, reasonable attorneys' fees), damages or expenses of any kind arising therefrom which may be brought or made against Tenant or which Tenant may pay or incur by reason of the ownership, maintenance or use of the Premises by Landlord, its agents or employees.

Article 11. ASSIGNMENT AND SUBLETTING

Tenant will have the right to assign its interest in this Lease or sublet all or any portion of the Premises to any entity wholly owned or controlled by Tenant or its parent corporation, or to a successor by merger or consolidation, or to any entity that acquires all or substantially all of Tenant's assets or stock. The use of the Premises by such assignee or subtenant will be in accordance with the provisions of Section 9.1. Tenant will remain liable for the performance of the obligations of Tenant pursuant to this Lease. Any other assignment or subletting will require Landlord's consent, which consent will not be unreasonably withheld, conditioned or delayed.

Article 12. FIXTURES

All equipment and other personal property of Tenant will remain the property of Tenant and Tenant may remove all or any portion of such property from the Premises at any time. No sign, awning, canopy or other item included in or displaying any element of Tenant's tradename will become Landlord's property or be deemed part of the real estate regardless of the location or means of attachment of such item, and all such items may be removed from the Premises by Tenant at any time.

Article 13. SIGNS

Tenant has the right, at its expense and in conformity with applicable laws and ordinances, to erect upon or at the Premises and thereafter maintain, remove and/or replace (i) exterior signs (including pylon and monument signs) and/or canopies, either free standing or attached to improvements, (ii) signs, banners, posters and other promotional materials consistent with the operation of Tenant's business, and (iii) signs, logos, fixtures and other items that are a part of Tenant's national or regional tradename program.

Article 14. CASUALTY

If the building or other improvements that are part of the Premises are damaged or destroyed by fire or other casualty, Tenant will promptly repair or rebuild them, including any improvements made by Tenant, to substantially their condition immediately prior to such damage or destruction. During such period of repair or rebuilding Tenant's Rent and other charges will not abate. If such damage or destruction occurs during the last 12 months of the Term, and the cost of repair or restoration is 50% or more of the replacement cost of the improvements that are a part of the Premises, this Lease may be terminated at the election of either Landlord or Tenant, provided that notice of such election is given within 30 days after the occurrence of such damage or destruction. Upon termination, all insurance proceeds received by Tenant in compensation for such damage or destruction shall be paid over to Landlord and this lease and the term hereof shall cease and come to an end. If the net insurance money is insufficient to cover the entire restoration, Tenant shall pay the deficiency. Any unearned rent or other charges paid in advance by Tenant shall be refunded to Tenant, and the parties shall be released hereunder from all liability and obligations hereunder thereafter arising. If at the time of such damage or destruction, Tenant has the option to extend the Term as provided in Article 3 above, Tenant may elect to exercise such option within 10 days after receiving notice of termination from Landlord pursuant to this Article. If Tenant exercises such option, Landlord's notice of termination will be void and of no effect and Tenant will repair or rebuild the Premises as required above.

Article 15. CONDEMNATION

Section 15.1. Total Taking

If the entire Premises is taken under the power of eminent domain by any public or private authority, or conveyed by Landlord to said authority in lieu of such taking, this Lease will terminate as of the date possession of the Premises is required by such authority.

Section 15.2. Partial Taking

If less than the entire Premises is taken under the power of eminent domain by any public or private authority, or conveyed by Landlord to said authority in lieu of such taking, and such taking will, in Tenant's judgment, adversely affect Tenant's ability to conduct its business, then Tenant may terminate this Lease by written notice to Landlord given within 30 days after Tenant receives actual notice of the taking. Such termination will be effective on the date when possession of the portion of the Premises shall be required by the taking authority.

Section 15.3. Restoration

If this Lease is not terminated as a result of a taking described in this Article 15, it will continue in full force and effect and Landlord will promptly restore the remaining portions of the Premises and the improvements that are a part of the Premises to an architectural whole in substantially the same condition as prior to the taking. Rent and any other charges payable by Tenant under this Lease will be abated until the completion of the restoration and thereafter in proportion to the affect of the taking on Tenant's ability to conduct its business, as determined by Tenant.

Section 15.4. The Award

All compensation awarded for the taking of the Premises or any portion thereof will be the sole property of Landlord to the extent such compensation is awarded for diminution in the value of or loss of the fee; but Landlord will not be entitled to and Tenant will have the sole right to any portion of any award for (i) Tenant's loss of business, (ii) damage to, depreciation of or cost of removal of leasehold improvements, fixtures and personal property installed at the Premises by or at the expense of Tenant, or (iii) relocation expenses. Tenant will also have the sole right to the entirety of any separate award made directly to Tenant.

Article 16. DEFAULT BY TENANT

Section 16.1. Events Of Default

The occurrence of any of the following will be an event of default on the part of Tenant:

(a) Nonpayment. Failure to pay any amount payable by Tenant to Landlord when due, such failure continuing for a period of 10 days following Tenant's receipt of written notice of such failure;

(b) Other Obligations. Failure to perform any obligation of Tenant under this Lease other than those matters specified in subsection (a) hereof, such failure continuing for 30 days following Tenant's receipt of written notice of such failure, or, if it is not reasonably possible to cure such failure to perform within 30 days, for such additional time as may be reasonably necessary, provided Tenant commences the cure within the 30 day period and thereafter proceeds diligently to complete the cure.

Section 16.2. Remedies Upon Default

(a) Upon the occurrence of any event of default described in Section 16.1 hereof, Landlord, in addition to and without prejudice to any other rights or remedies it may have, will have the immediate right to re-enter and repossess the Premises or any part thereof, removing all persons and property, which property may be stored in a public warehouse or elsewhere at the cost and risk of Tenant. In addition to or in lieu of such re-entry, and without prejudice to any other rights or remedies it may have, Landlord will have the right to either (i) terminate this Lease and recover from Tenant all damages incurred by Landlord as a result of Tenant's default, or (ii) continue this Lease in effect and recover Rent and other charges and amounts as they become due.

(b) Even if Tenant is in default, this Lease will continue in effect for so long as Landlord does not terminate this Lease as provided below and Landlord may enforce all of its rights and remedies under this Lease, including the right to:

(i) bring suit for the collection of the Rent or other amounts for which Tenant

may be in default, or for the performance of any other obligation of Tenant hereunder, all without entering into possession or terminating this Lease;

(ii) re-enter the Premises, without thereby terminating this Lease, and relet the Premises, applying the Rent it receives first to the payment of the reasonable expense of such reentry and reletting, then to the payment of the monthly Rent accruing hereunder, and the balance, if any, will be held for the benefit of Tenant to be used to pay for any subsequent amounts due from Tenant. Whether or not the Premises are relet, Tenant will remain liable for any deficiency in Rent. Landlord will use good faith efforts to relet the Premises and mitigate damages; and

(iii) terminate this Lease effective on the date that is 10 days following receipt by Tenant of Landlord's notice of such termination, whereupon Tenant will be wholly discharged from this Lease.

Article 17. DEFAULT BY LANDLORD

If Landlord fails to perform any covenant, condition, or agreement on its part to be performed under this Lease within 30 days after receipt of written notice from Tenant specifying such failure (or if such failure cannot reasonably be cured within 30 days, if Landlord does not commence to cure the failure within that 30 day period or does not diligently pursue such cure to completion), then such failure will constitute a default hereunder and Landlord will be liable to Tenant for damages sustained by Tenant to the extent they are a result of Landlord's default. If, after notice to Landlord (except in an emergency when no notice will be required), Landlord fails to promptly cure its failure to perform and that failure could cause injury to persons, damage to the Premises or to Tenant's property or interfere with the conduct of Tenant's business at the Premises, then Tenant will have the right, but not the obligation, to cure Landlord's failure to perform for the account and at the expense of Landlord. Landlord agrees to promptly reimburse Tenant for the reasonable cost of such cure following receipt from Tenant of an itemized statement of such cost. Any amounts not reimbursed by Landlord within 15 days following receipt of Tenant's statement shall accrue interest at the rate of 12% per annum and may be applied by Tenant as a credit against Tenant's next payment(s) of Rent and other charges until fully recovered.

Article 18. SUBORDINATION AND NON-DISTURBANCE

Tenant will subordinate this Lease to the interest of any ground lessor and the lien of any deed of trust or mortgage now or hereafter placed upon Landlord's interest in the Premises; provided, however, that Landlord procures from any ground lessor and from the holder of any deed of trust or mortgage affecting the Premises an agreement signed by such ground lessor or holder providing that (a) so long as Tenant is not in default hereunder beyond the applicable grace or cure period, its tenancy will not be disturbed, nor its rights under this Lease affected by any default under such ground lease or deed of trust or mortgage nor will Tenant be named as a defendant in any foreclosure proceeding, and (b) in the event of re-entry under any such ground lease or foreclosure under any such mortgage or deed of trust, or a granting of a deed in lieu thereof, any ground lessor, trustee, mortgagee or purchaser of Landlord's interests will assume the obligations of Landlord under this Lease.

Landlord shall use good faith efforts to obtain a so-called "non-disturbance agreement" containing the provisions set forth in "(a)" and "(b)" above from any interest which, as of the date hereof, is superior to the leasehold interest of Tenant hereunder.

Article 19. QUIET ENJOYMENT

Landlord agrees that, so long as Tenant is paying the Rent and performing its other obligations under this Lease, Tenant will peaceably and quietly have, hold and enjoy the Premises throughout the Term.

Article 20. HAZARDOUS MATERIALS

Section 20.1. Definition - "Hazardous Materials"

The term "Hazardous Materials" means any hazardous, toxic or dangerous substance, waste, contaminant, pollutant, gas or material, including, without limitation, gasoline, waste oil and other petroleum products and constituents thereof, which are now or may become regulated under any federal, state or local statute, regulation, ordinance or other law now or hereafter in effect, including, without limitation, any substance, waste or material which is now or hereafter (a) designated as a "hazardous substance" under the Federal Water Pollution Control Act and/or the Comprehensive Environmental Response, Compensation, and Liability Act, (b) designated as a hazardous waste or regulated substance pursuant to the Resource Conservation and Recovery Act, (c) designated or listed as a hazardous material under the Hazardous Material Transportation Act, or (d) is in any way regulated as a hazardous material or toxic substance under the laws of the state wherein the Premises is located.

Section 20.2. Environmental Protection

20.2(I) Environmental Prohibitions. Tenant shall not cause or permit to occur the following:

- A. Any violation of any federal, state, or local law, ordinance, or regulation now or subsequently enacted, related to environmental conditions on, under or about the Premises arising from Tenant's use or occupancy of the Premises, or arising from Tenant's use or occupancy of the Premises, including but not limited to, soil and ground water conditions; or
- B. The use, generation, release, manufacture, refining, production, processing, storage or disposal of any Hazardous Materials on, under or about the Premises by Tenant, or the transportation to or from the Premises of any Hazardous Materials by Tenant.

20.2(II) Environmental Compliance.

- A. Tenant shall, at Tenant's expense, comply with all laws regulating the use, generation, storage, transportation or disposal of Hazardous Materials relating to the Premises (the "Laws").
- B. Tenant shall, at Tenant's expense, make all submissions to, provide all information required by, and comply with all requirements of all governmental authorities (the "Authorities") under the Laws.
- C. If any Authority demands that a clean-up plan be prepared and that a clean-up be undertaken because of any deposit, spill, discharge, or other release of Hazardous Materials that occurs during the Term which was caused by Tenant, at or from the Premises, or which arises at any time from Tenant's use or occupancy of the Premises and which was caused by Tenant, then Tenant shall, at Tenant's expense, prepare and submit the required plans and all related bonds and other financial assurances; and Tenant shall carry out all work required by such clean-up plans.
- D. Tenant shall promptly provide all information regarding the use, generation, storage, transportation or disposal of Hazardous Materials that is requested by Landlord, if any. If Tenant fails to fulfill any duty imposed hereunder within a reasonable time, Landlord may do so; and in such case, Tenant shall cooperate with Landlord in order to prepare all documents Landlord deems necessary or appropriate to determine the applicability of the Laws to the Premises and Tenant's use of those Premises, and for compliance with the Laws, and Tenant shall execute all documents promptly upon Landlord's request. No such action by Landlord and no attempt made by Landlord to mitigate damages under any Law shall constitute a waiver of any of Tenant's obligations hereunder.

Section 20.3. Environmental Indemnity

20.3(I) Tenant shall indemnify, defend and hold harmless Landlord and its officers, directors and shareholders from all fines, suits, procedures, claims and action of every

kind and all associated costs (including attorney's and consultant's fees) arising out of or in any way connected with any deposit, spill, discharge or other release of Hazardous Materials that occurred after November 29, 2006 or that occurs during the Term at or from the Premises and which was caused by Tenant, its invitees, agents or guests provided, however, that nothing contained in this Section shall be deemed to preclude Tenant from seeking indemnification from or otherwise proceeding against any third party including, without limitation, any tenant or predecessor in title to the Premises.

20.3(II) Landlord and its successors, assigns, trustees, beneficiaries and legal representatives will protect, indemnify, defend and hold harmless Tenant, its officers, directors, shareholders, representatives, and their respective successors and assigns from and against all judgments, suits, proceedings, liabilities, losses, costs, judgments, orders, obligations, damages, expenses or claims (whether by third parties or governmental authorities) arising out of or in any way relating to the existence of any Hazardous Materials placed on, in or under the Premises by any person or entity other than Tenant or any person or entity acting for, by or through Tenant or with Tenant's permission or acquiescence. This indemnity includes, but is not limited to, remedial, removal, response, abatement, cleanup, legal, investigative and monitoring costs, penalties, fines and disbursements (including, without limitation, attorneys', consultants' and experts' fees) of any kind whatsoever, which may at any time be imposed upon or incurred by any indemnitee arising, directly or indirectly, (i) from requirements of any federal, state or local environmental law; (ii) in connection with claims by government authorities or third parties related to the condition of the Premises; and/or (iii) from the presence or existence of Hazardous Materials on, in or near the Premises, including all consequential damages.

20.3(III) In the event that any investigation, monitoring, containment, cleanup, removal, remediation, restoration or other work of any kind or nature ("Remedial Work") is required, reasonably necessary or desirable under any applicable federal, state or local law or regulation, any judicial order, or by any governmental or non-governmental entity or person because of, or in connection with the current or future presence, suspected presence, release or suspected release of a Hazardous Material in or into the air, soil, groundwater, surface water or soil vapor at, in, about, under or within the Premises (or any portion thereof), the party who has an obligation to indemnify the other will, within 30 days after written demand for performance thereof by the indemnitee (or within a shorter period of time as may be required under any applicable law, regulation, order or agreement), commence to perform, or cause to be commenced, and thereafter diligently prosecute to completion, all such Remedial Work. All Remedial Work will be performed by one or more contractors, approved in advance in writing by the indemnitee, and under the supervision of a consulting engineer approved in advance in writing by the indemnitee. All costs and expenses of such Remedial Work will be paid by the indemnitor, including without limitation, the charges of such contractor(s) and/or the consulting engineer, and the attorneys' fees and any costs incurred by the indemnitee in connection with the monitoring or review of such Remedial Work. In the event the indemnitor fails to timely commence or cause to be commenced, or fails to diligently prosecute to completion, such Remedial Work, the indemnitee may, but will not be obligated to, cause such Remedial Work to be performed, and all costs and expenses thereof, or incurred in connection therewith, will be reimbursed by the indemnitor.

Article 21. MISCELLANEOUS

Section 21.1. Notices

All notices, demands and communications called for in this Lease will be given by registered or certified United States mail or available express mail carrier (Federal Express, Emery, Airborne, etc.), return receipt requested, to the following address or to such other address as Landlord or Tenant may designate by written notice to the other pursuant to this Section 21.1.

Landlord:

Meeting House Investment Group, LLC
112 Haddontowne Ct. – Ste 101
Cherry Hill, NJ 08034

Tenant:

Enterprise Leasing Company of Philadelphia, LLC
3011 Admiral Wilson Boulevard
Pennsauken, NJ 08109

Attn: Regional Vice President

With copy to:
Enterprise Holdings, Inc.
600 Corporate Park Drive
St. Louis, MO 63105
Attn: Real Estate Department

Such notice or other communication will be deemed given when received by the addressee, or on the date that the addressee refused delivery.

Section 21.2. Force Majeure

If either Landlord or Tenant is delayed or hindered in or prevented from performing any act or obligation called for by this Lease by reason of strikes, lockouts, unavailability of materials, failure of power, restrictive governmental laws or regulations, riots, insurrections, war or other reason beyond its control, then performance of such act or obligation will be excused for the period of the delay and the period for the performance of such act or obligation will be extended for a period equivalent to the period of the delay. The failure to make payments required under this Lease due to lack of funds will not, however, be considered a cause beyond the control of the party failing to pay.

Section 21.3. Restrictive Covenant

Neither Landlord nor any person or entity associated or affiliated with Landlord will enter into a lease with or grant any right to any other person or entity which would permit the use of the Premises for the sale, rental or leasing of motor vehicles during the Term and for a period of 12 months following the expiration or earlier termination of this Lease by Tenant. This provision will survive the expiration or earlier termination of this Lease by Tenant.

Section 21.4. Early Termination

Tenant may terminate this Lease at any time 90 days after it has completed its renovations to the building and upon not less than 3 months advance written notice to Landlord. If Tenant elects to terminate this Lease, Tenant shall pay Landlord an amount equal to 6 monthly installments of the then current Rent as consideration for the early termination. Such payment will be made on or before the effective date of the termination.

Section 21.5. Waiver of Landlord's Lien

Landlord will not claim or have a lien of any kind, be it contractual or statutory, on or against Tenant's motor vehicles for non-payment of Rent, default by Tenant or any other reason, and Landlord hereby waives all such liens available to Landlord.

Section 21.6. Brokers

Landlord and Tenant represent and warrant to each other that no broker, sales person or any other party was instrumental in leasing the Property to Buyer. Landlord and Tenant agree to indemnify, defend and hold the other harmless from and against the claims of any and all other brokers or other intermediaries with respect to the leasing of the Property resulting from the actions of each other.

Section 21.7. Litigation Between Parties

In the event of any litigation or other dispute resolution proceedings between Landlord and Tenant arising out of or in connection with this Lease, the prevailing party will be reimbursed for all reasonable costs, including, but not limited to, reasonable accountants' fees and attorneys' fees, incurred in connection with such proceedings (including, but not limited to, any appellate proceedings) or in connection with the enforcement of any judgment or award rendered in such proceedings. "Prevailing party" within the meaning of this Section 21.7 will include, without limitation, a party who dismisses an action for recovery hereunder in exchange for payment of the sums allegedly due, performance of covenants allegedly breached or consideration substantially equal to the relief sought in the action.

Section 21.8. Surrender

Tenant will peacefully and quietly surrender possession of the Premises to Landlord at the end of the Term. Tenant will have the right to remove all of its equipment, trade fixtures, decorations, inventory and other personal property from the Premises and will repair any damage

done in the course of that removal. Any personal property remaining on the Premises 30 days following the expiration of the Term will be deemed abandoned and will become the property of Landlord, with the exception of Tenant's motor vehicles, which will at all times continue to be the property of Tenant.

Section 21.9. Entire Agreement

This written Lease, together with the exhibits hereto, contains all the representations and the entire understanding between the parties hereto with respect to the subject matter hereof. Any prior correspondence, memoranda or agreements are replaced in total by this Lease and the exhibits hereto. This Lease may be modified only by an agreement in writing signed by each of the parties.

Section 21.10. Governing Law

This Lease will be construed and interpreted in accordance with and be governed by the laws of the state wherein the Premises is located.

Section 21.11. Successors And Assigns

The provisions of this Lease will be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors and assigns.

Section 21.12. Zoning, Good Title And Environmental

Landlord represents and warrants to Tenant that all of the following are true as of the Lease Date and shall be true as of the Commencement Date;

(a) Landlord is the fee owner of the Premises and has full right and lawful authority to execute this Lease and perform the obligations of Landlord herein contained without the consent or joinder of any other party;

(b) The Premises is not subject to any easement, restriction which would prevent or restrict its use as permitted herein, that no such action is threatened or pending, and the Premises is presently approved for the permitted use; and,

(c) No underground storage tanks or related piping exist at the Premises; the Premises is in full compliance with all state and Federal environmental laws, rules, and regulations; and Landlord has received no notice of Hazardous Materials originating on or outside of the Premises which affect the Premises.

(d) There are no mortgages or deeds of trust now in place encumbering the Premises or Landlord's interest in the Premises.

Section 21.13. Memorandum

Landlord and Tenant agree to sign a Memorandum of Lease in form attached as Exhibit C, which may be recorded by either party. The cost of such recording will be shared equally by Landlord and Tenant.

Section 21.14. Development

Tenant acknowledges that Landlord intends to improve a portion of its Premises and Tenant agrees to permit Landlord the ability to pursue such development (the "Development") based upon the plans attached hereto as Exhibit "A" and made a part hereof, subject to the following terms and conditions:

A. All costs and expenses in connection with the Development on the Premises shall be at the sole cost of Landlord.

B. Tenant agrees to grant at Landlord's sole cost, all easements necessary for the Development of any adjacent parcels whenever requested, including, but not limited to, ingress and egress, utilities, as well as sanitary and storm sewer as long as the easements do not unreasonably interfere with Tenant's use of and ability to conduct its business operations on the Premises. If any such easement, in Tenant's reasonable discretion, will unreasonably interfere with Tenant's use of and ability to conduct its business operations on the Premises, Tenant will not be required to grant such easement.

1. Landlord and Tenant acknowledge and agree that a new roadway will need to be created to service the Premises and the neighboring development, all of which are located on the larger parcel of which the Premises are or may become a part as shown on Exhibit 'A'. In this regard, Landlord and Tenant agree that the Premises shall be subject to an easement to permit the Development and Tenant, including all of their respective employees, licensees and invitees, to use said roadway. Landlord agrees that all costs of obtaining approvals for, and installing, the new roadway shall be Landlord's sole responsibility. Landlord further agrees that it shall be solely responsible for the costs of preparing and recording any and all required easement declarations for the new roadway.

2. Landlord and Tenant acknowledge and agree that a new stormwater basin will need be created to service the Premises and the neighboring development as shown on Exhibit 'D'. Landlord agrees that all costs of obtaining approvals for, and installing, the new stormwater basin shall be Landlord's sole responsibility. Landlord further agrees that it shall be solely responsible for the costs of preparing and recording any and all required easement declarations for the new stormwater basin.

Landlord and Tenant further agree that Tenant shall be responsible for paying its proportionate share of the costs of maintaining the new roadway and stormwater basin. For this purpose, Tenant's "proportionate share" shall be a fraction, the numerator of which shall be equal to the number of gross square feet in the developed building, and the denominator of which shall be equal to the sum of the number of square feet in the Tenant's Building, the developed building.

3. Landlord, its successors, assigns, and agents hereby specifically hold Tenant, its successors and assigns, free and harmless from any damages or injuries to any person or property caused by the Development activities on the Premises by Landlord or its agents, employees, contractors, or invitees.

4. Landlord's access to the Premises for the Development activities shall be limited to Landlord's authorized agents and contractors reasonably necessary for the Development. In exercising such rights, Landlord shall, to the extent reasonably possible, do so during non-business hours of Tenant and in such a manner so as not to materially interfere with Tenant's business operations on the Premises.

5. Landlord, at its sole cost, shall comply with all applicable laws, including any changes in applicable law, in carrying out the Development activities, including but not limited to local law and ordinances.

6. Landlord, at its sole cost, shall be responsible to repair any damage to the Premises caused by the Development activities.

7. In the event the Development activities unreasonably affect Tenant's use of and ability to conduct its business operations on the Premises, Rent and any other charges payable by Tenant under this Lease will be abated in proportion to the effect of the Development activities on Tenant's ability to conduct its business until the completion of the Development activities and thereafter in proportion to the effect of the Development activities on Tenant's ability to conduct its business for the remainder of the Term, as determined by Tenant.

Article 22. CORPORATE APPROVAL

This Lease is subject to final approval by Tenant's parent company, Enterprise Holdings, Inc., which approval may be given or denied for no reason or for any reason whatsoever. Such approval shall be deemed given if Tenant fails to notify Landlord that such approval has been denied by the date that is 30 days following the Lease Date.

IN WITNESS WHEREOF, the parties hereto have executed this Lease the day and year first above written.

LANDLORD: *Marting House Investment*

TENANT:

by: *K. J. Scarborough*
K. J. Scarborough

Enterprise Leasing Company of Philadelphia, LLC,
Meeting House Investment Group, LLC

a Delaware limited liability company

By: Maryanne Baker

By: Maryanne Baker

Its: Regional Vice President

Its: Regional Vice President

Exhibit "A"

SITE PLAN DEPICTING THE PREMISES AND CERTAIN IMPROVEMENTS

Exhibit "A"

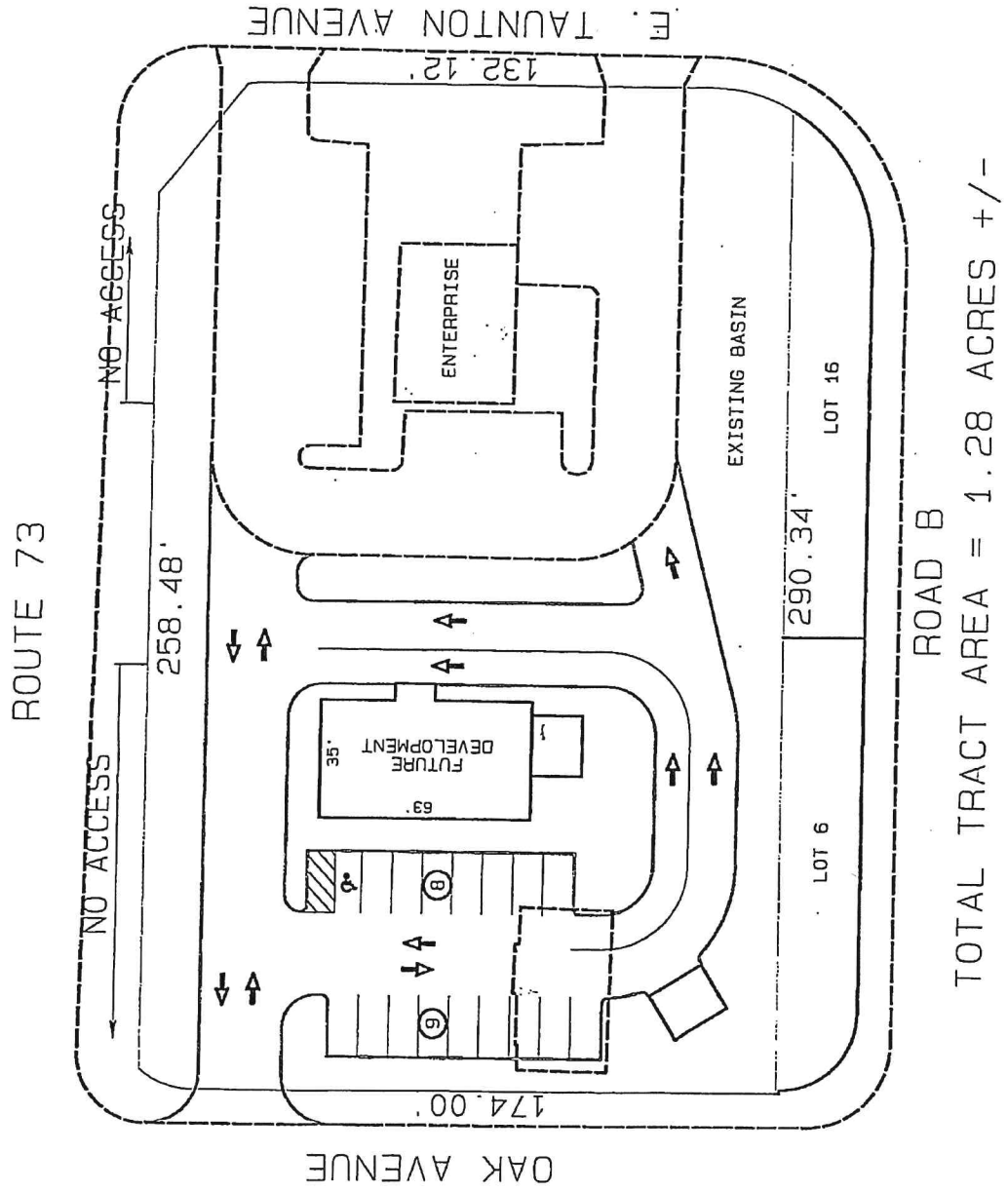


Exhibit "B"

LEGAL DESCRIPTION OF PREMISES



**JTS ENGINEERS AND
LAND SURVEYORS, INC.**

19 Stratford Avenue • P.O. Box 207 • Stratford, New Jersey 08084 • (856) 783-0066 • Fax (856) 784-0634

LEGAL DESCRIPTION

October 23, 2014

Contract NO. 14-578-2

ALL THAT CERTAIN tract or parcel of land and premises situate in the Borough of Berlin, County of Camden and the State of New Jersey more particularly described as follows:

BEGINNING at a point in the Southwesterly line of New Jersey State Highway Route 73, said point being Northwestwardly a distance of 36.88 feet measured along the Southwesterly line of New Jersey State Highway Route 73 from the intersection of same with the Northwestery line of East Taunton Avenue and extending;

thence (1) South 09 Degrees 41 Minutes 01 Seconds East, along the Southwesterly line of New Jersey State Highway Route 73, a distance of 42.84 feet to a point in the curved Northwestery line of East Taunton Avenue, as widened.

thence (2) Southwestwardly, along the widened curved Northwestery line of East Taunton Avenue, curving to the right, having a radius of 39.37 feet, an arc distance of 6.30 feet to a point in the Northwestery widened right of way of East Taunton Avenue.

thence (3) South 42 Degrees 21 Minutes 27 Seconds West, still along same, a distance of 132.28 feet to a point of curvature in same.

thence (4) Southwestwardly, along the widened curved Northwestery line of East Taunton Avenue, curving to the right, having a radius of 49.21 feet, an arc distance of 25.12 feet to a point in the division line between Lots 16 and 17, Block 1110 as shown on the map hereinafter mentioned.

thence (5) North 47 Degrees 46 Minutes 57 Seconds West, along the division line between Lots 16 and 17, Block 1110 as shown on said map, a distance of 140.64 feet to a point in the division line between Lots 7 and 17, Block 1110 on said map.

thence (6) North 42 Degrees 13 Minutes 03 Seconds East, along the division line between Lots 7, 8, 10 and 17, Block 1110 on said map, a distance of 189.00 feet to a point in the southwesterly line of New Jersey State Highway Route 73.

thence (7) South 47 Degrees 46 Minutes 57 Seconds East, along same, a distance of 113.12 feet to the point and place of BEGINNING.

BEING known as Lot 17, Block 1110 on the Borough of Berlin Tax Map.

CONTAINING: 27,306.99 square feet or 0.63 acres, more or less.

EXHIBIT "C"

MEMORANDUM OF LEASE

This Memorandum of Lease dated the ____ day of ____, 20__ is by and between
_____, a _____ ("Landlord") and
_____, a Delaware limited liability company ("Tenant").

WITNESSETH

WHEREAS, on the ____ day of ____, 20__, Landlord and Tenant entered into a written lease agreement (hereinafter referred to as "Lease") for certain premises (the "Premises") located in the City of _____, County of _____ and State of _____, as more particularly set forth in the Lease and described on Exhibit "A" attached hereto; and

WHEREAS, the parties wish to place their interests in the lease as a matter of record.

NOW, THEREFORE, in consideration of the mutual covenants herein contained and the parties intending to be legally bound thereby, the parties agree as follows:

1. The term of the Lease (the "Term") will be for ____ months beginning on the "Commencement Date" as set forth in the Lease and ending on the last day of the ____th full calendar month following the Commencement Date.
2. Landlord has granted to Tenant the right and option to extend the Term for additional period(s) of ____ months each upon the terms, covenants and conditions set forth in the Lease.
3. The Lease provides that neither Landlord nor any persons associated or affiliated with Landlord will enter into a lease with or grant a right to any other person or entity which would permit the use of the Premises for the sale, rental or leasing of motor vehicles during the Term and for a period of 12 months following the expiration or earlier termination of the Lease by Tenant. Such provision will survive the expiration or earlier termination of the Lease by Tenant.


IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease the day and year first above written.

Witnesses:

Printed Name:

Printed Name:

MEETINGHOUSE INVESTMENT GROUP, LLC
(Landlord)

By: 
Printed Name: KEVIN D. SCARBOROUGH

Title: _____

Printed Name:

(Tenant),
a Delaware limited liability company

Printed Name:

By: _____
Printed Name: _____
Title: _____

STATE OF New Jersey
COUNTY OF Camden

I hereby certify that before me personally appeared KEVIN D SCARSOUGH, to
me well known and known to me to be the
Member
Meeting House Investment Group LLC who has produced Self (type of
identification) as identification and (s)he did acknowledge before me that said instrument is the
free act and deed by him/her for the purpose therein expressed.

Witness my hand and official seal this 23rd day of October, 2014.

Jane Truax

(Signature of Person Taking Acknowledgment)

JANE TRUAX

(Name of Acknowledger Typed, Printed or Stamped)

NOTARY PUBLIC OF NEW JERSEY

(Title or Rank)

My Commission Expires 1/16/2018

(NOTARY'S SEAL)

STATE OF _____
COUNTY OF _____

I hereby certify that before me personally appeared _____, to
me well known and known to me to be the
_____ of
_____, a Delaware limited liability company or who has produced
_____ (type of identification) as identification and (s)he did acknowledge
before me that said instrument is the free act and deed by him/her for the purpose therein
expressed.

Witness my hand and official seal this _____ day of _____, 20____.

(Signature of Person Taking Acknowledgment)

(Name of Acknowledger Typed, Printed or Stamped)

(Title or Rank)

(NOTARY'S SEAL)