



Stanley Jones Properties

P.O. Box 5260

• South Fulton, Tennessee 38257

• Phone: (901) 479-2311

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VILLAGE PLAZA SHOPPING CENTER LEASE AGREEMENT

THIS AGREEMENT made on the 27th day of August, 2003, by and between STANLEY JONES REALTY, INC., hereinafter referred to as the "LESSOR", and Len Rawlings D/B/A/, Star Staffing Services, Inc., hereinafter referred to as the "LESSEE".

WITNESSETH:

1. The Lessor does hereby lease to the Lessee Suite Number 105 of the Village Plaza Shopping Center located at 509 Broadway, South Fulton, Tennessee 38257.
2. This Lease shall commence on the 1st day of September 2003 and shall terminate on the 29th day of February 2004.
3. The Lessee agrees to pay rent for the premises, in advance, in equal monthly installments of \$275.00. With the rent due and payable on the first day of each and every month. The total rent due under the contract shall be One Thousand Six Hundred Fifty Dollars and 00/00, (\$1,650.00). In the event Lessor shall accept a payment of Lessee or any other charge due hereunder more than five (5) days after its due date, Lessor may demand, and Lessee agrees to pay, a late charge of \$15.00. To insure proper credit please make all payments at the Village Plaza Executive Suites, 509 Broadway, Suite 101, South Fulton, TN 38257.

Concurrently with the execution of this Lease, Lessee shall deposit with Lessor and thereafter, during the continuance of this Lease, shall maintain on deposit with Lessor, the sum of \$275.00 as security for full, prompt and faithful performance by Lessee of all its obligations hereunder. Lessor may, at its option, apply said sum or any part thereof toward the cost of curing any default on the part of Lessee, in which event Lessee agrees to restore said deposit to its original amount within ten (10) days after receipt of Lessor's written request to do so. Upon termination of this Lease, the vacating of the Demised Premises and completion by Lessee of all its obligations hereunder, said sum or the portion thereof remaining unapplied, shall be returned to Lessee. No interest shall be payable to Lessee on account of such security deposit. Said security deposit may be commingled with Lessor's other funds.

4. These premises shall be used as Star Staffing Services, Inc.
5. The Lessor agrees to furnish water, parking lot lighting and insurance on the building only.

6. The Lessee agrees to furnish **all other utilities and insurance on the contents.**
7. The Lessee will not assign this Lease or any interest hereunder, and will not permit any assignment hereof by operation of law, and will not sublet said premises or any part thereof.
8. The Lessor shall not be liable for any damages either to personal property sustained by the Lessee or by other persons due to the building or any part thereof, or any appurtenances thereof becoming out of repair, or due to the happening of any accident in or about said building or due to any acts of neglect of any tenant or occupant of said building, or any other person.

The Lessee further agrees that all personal property upon the demised premises shall be at the risk of the Lessee only and that the Lessor shall not be responsible for any damages thereto or theft thereof. The Lessee agrees to hold the Lessor harmless for any liability which may arise from the use of these premises by the Lessee.

9. That if default shall at any time be made by the Lessee in the payment of the rent hereby reserved, or if default shall be made in any of the other covenants herein contained, the Lessor may, at its option, at once, without notice to the Lessee or to any other person, terminate this Lease and re-take the premises. In the event that the Lessee shall default, then equipment or furnishings which are placed in the premises by the Lessee, and which would not otherwise become fixtures on the real estate, shall, in the event of said default, stand for said indebtedness owed by the Lessee to the Lessor.
10. Should the Lessee continue to occupy the premises after the expiration of said term, whether with or without the consent of the Lessor, such tenancy shall be from month to month only.
11. Lessor will furnish paint and Lessee will paint said space.
12. Lessor will remove pipes from wall.
13. Lessor agrees not to lease to another staffing agency during this lease term.

IN WITNESS WHEREOF, the parties have executed this agreement in duplicate the day and year first above written.

LESSOR:

Stanley Jones Realty, Inc.

By: Romona B. Bell
Executive Assistant

LESSEE:

Star Staffing Services, Inc.

Lea Rauteris

SSN# 524-68-1856