

**FIRST AMENDMENT TO LEASE**

This First Amendment to the Lease dated April 16, 2013 (this "Amendment") is entered into as of June 10, 2014, by and between Arte Verde Garden Center and Landscaping Co. ("Lessee"), and Rockford STOP-N-GO, INC. ("Lessor").

**RECITALS**

- A. Lessor and Lessee are parties to a lease dated April 16, 2013 covering certain real property located at 4550 IL Route 173, Caledonia, IL (Property Index # 03-14-400-017) (the "Premises").
- B. Lessor and Lessee desire to amend the Lease to adjust the lease rate and use of the Premises. Additionally this amendment is Lessee's written notification to extend the lease for an additional one year term.

**AGREEMENT**

In consideration of the foregoing, their continuing obligations and rights under the Lease, and the respective additional rights and obligations provided for herein, Lessor and Lessee agree to amend the Lease as follows:

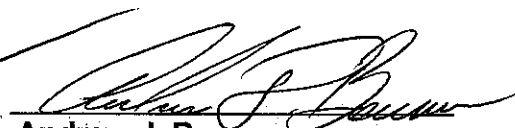
- 1. **Rent Rate**. Effective May 1, 2014 the monthly rent rate shall be \$75 with no annual rates increase without the written consent of both parties.
- 2. **Use of the Premises**. Effective May 1, 2014 the use of the premises shall be limited to advertising the Lessee's Garden Center
- 3. **Ratification**. All other terms and conditions of the Lease dated April 16, 2013 shall remain unchanged and in full force and effect including maintaining the Premises.

**IN WITNESS WHEREOF**, the parties have executed this Amendment as of the date first written above.

**LESSEE**

**ROCKFORDSTOP-N-GO, INC.**

  
By: Nancy Gambino  
Arte Verde Garden Center  
and Landscaping Co.

  
Andrew J. Bowman,  
President