

ATT: Ad. Bohl
Tobie Blacle

SUBLEASE

This SUBLEASE is entered into between Avanyx Group, LLC ("Sublessor") and Najmea Glass Works, LLC ("Sublessee") this 6th day of November, 2008.

AGREEMENT

- (1) **DEMISE AND USE.** Sublessor leases to Sublessee, and Sublessee leases from Sublessor, for the purpose of operating a restaurant business known as "Judy's Red Hots," the land and improvements described in Section 2 (the "Premises").
- (2) **PREMISES.** The Premises subject to this Sublease consist of the land and improvements with street address 848 North 27th Street, Milwaukee, WI 53208.
- (3) **LEASE.** Sublessor represents that it holds a Lease ("Lease") for the Premises from Amjad Tufail ("Lessor") dated June 20, 2008, incorporated by reference.
- (4) **SUBLEASE RENT.** Sublessee agrees to pay to Sublessor (or directly to Lessor for Sublessor's benefit) the rents reserved in the Lease, payable monthly in advance on the 1st day of each calendar month during the term of this Sublease. Sublessee further agrees to timely pay all additional rents, utilities, fees, and charges as required under the Lease.
- (5) **OTHER LEASE TERMS AND OBLIGATIONS.** Sublessee agrees to carry liability insurance required under the Lease and to perform and observe all other covenants, conditions, terms and restrictions of the Lease on the part of the Lessee to be performed and observed, except the covenant for the payment of rent reserved in the Lease, and to indemnify Sublessor against all claims, damages, and expenses arising out of nonperformance or nonobservance of such covenants, conditions, terms and restrictions.
- (6) **TERM.** The term of this Sublease shall be the same as the Lease.
- (7) **Business Purposes.** The Premises subleased in this agreement are to be used for business purposes for operation of the restaurant business known as Judy's Red Hots, and for no other purpose without first obtaining the written consent of Sublessor.
- (8) **WASTE, NUISANCE, ILLEGAL USE.** Sublessee shall not commit waste on the Premises, nor maintain, commit, or permit a nuisance on the premises, or use the premises for an unlawful purpose. Sublessee shall conform to all applicable laws and ordinances respecting the use and occupancy of Premises relating to matters not covered elsewhere in this Sublease, provided that it shall not be required to make alterations, additions, or improvements to the Premises in order to conform with the laws and ordinances.
- (9) **REPAIRS AND MAINTENANCE.** Subject to the Lessor's obligations under the Lease, Sublessee shall maintain the premises subleased in good repair and tenantable condition during the continuance of this Sublease, except in case of damage arising from the act or negligence of Lessor, Sublessor or its agents.
- (10) **DEFAULT BY LESSOR OR SUBLESSOR.** If Lessor fails and neglects to perform the Lease, or if Sublessor fails to perform the Lease or this Sublease, Sublessee may, on reasonable notice in writing of not less than thirty (30) days, terminate this Sublease.
- (11) **APPLICABLE LAW.** This Lease shall be construed under Wisconsin law.


(12) **BINDING EFFECT ON HEIRS, SUCCESSORS, AND ASSIGNS.** The terms, conditions, and covenants of this Sublease shall inure to and be binding on the heirs, successors, administrators, executors and assigns of the Sublessor and Sublessee.

(13) **NO ASSIGNMENT OR SECOND SUBLEASE WITHOUT CONSENT.** Sublessee shall not sell or assign this Sublease or any part of the Lease, or any interest in them, or re-sublet the Premises in whole or in part without first obtaining the written consent of Sublessor and Lessor. This Sublease shall not be assigned by operation of law.

IN WITNESS WHEREOF, the parties have set their hands and seals to this Sublease on the day and year written above.

SUBLESSOR:
AVANYX GROUP, LLC

SUBLESSOR:
NAJMEE GLASS WORKS, LLC

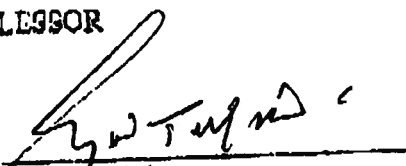
By: 
Habib Khan, Member and Manager

By: 
Sara Khan, Member and Manager

CONSENT OF LESSOR:

The undersigned Lessor hereby consents to the foregoing Sublease.

LESSOR

By: 
Anjad Tufail