

SUBLEASE AGREEMENT

THIS SUB LEASE AGREEMENT, dated this _____ day of November, 2012, (this "Lease") by and between Independent Auto Service Inc. 6745 Highway 10 NW, Ramsey, MN 55303 and First Choice Towing Inc. 16450 Nowthen Blvd. Ramsey MN 55303.

PROPERTY. The leased property located at 6745 Hwy 10 Nw. Ramsey MN, consists of 240 s.f. of front office, 2 indoor parking spaces in first repair bay, and 10 outside parking spaces in secured fenced area between storage building. (see attached fig. B)

1. TERM:

A. **Lease Term.** Lease term is to be for a period of 32 months commencing on the first day of December 2012, or 10 days after City of Ramsey Approval of sub lease.

B. **Option to Renew** First Choice Towing shall notify Independent Auto Service at least 60 days before the expiration date of lease as to intent to renew lease for a period of 24 months. Monthly rent to be equal to previous 24 month rent.

C. **Independent Autos Option to Quit.** First Choice Towing shall be notified in writing 60 days prior to Landlords option to terminate lease agreement.

2. Base Rent.

First Choice towing shall pay Independent Auto Service a total rent payment on the first day of each month in equal monthly installments according to set schedule as follows. Dec.2012 \$300.00/month, Jan. 2013- July 2014 500.00 per month.

3. Terms and Restrictions. First choice Towing shall operate under terms set forth by The City of Ramsey real property "landlord" as described in lease agreement between Independent Auto Service Inc and The city.

INDEPENDENT AUTO _____

Date: _____

FIRST CHOICE TOWING _____

Date: _____