

LAUNDRY SPACE LEASE AGREEMENT

This lease is between CSC ServiceWorks, Inc., a Delaware corporation, with its local branch at 2831 W. Indian School Road Phoenix, AZ 85017 hereinafter called Lessee, and Kijobi, LLC currently located at 805 E Turney Phoenix, AZ 85014, hereinafter called Lessor. In consideration of the mutual covenants hereinafter contained, and the duties and obligations set forth, the parties agree as follows:

1.)The Lessor hereby leases to the Lessee the exclusive use and possession of those certain areas, spaces and or rooms being the laundry facilities of the Lessor’s premises located at 805 E Turney Phoenix, AZ 85014 (hereinafter “Leased Premises”)

2.) The Lessee agrees to install at the Leased Premises the following pay-per-use laundry equipment: 1 washers and 1 dryers. (hereinafter “Equipment”). The Lessee agrees to service and keep the Equipment in good repair at its own cost and expense. Vending prices shall be determined by Lessee. Title to the Equipment will remain with the Lessee at all times. Lessor agrees that Lessee shall have the right of quiet enjoyment of the Leased Premises, including unobstructed access and egress to the Leased Premises at all times.

3.) The Lessor shall not move or remove, disconnect or tamper with the Equipment for any reason whatsoever and Lessor further agrees that it will not permit any other pay-per-use or free laundry machines for the use of its tenants on the premises whether the same be owned and operated by the Lessor or others, unless such machines are placed on the Leased Premises pursuant to an agreement with Lessee. The Lessor will promptly report any machine malfunction to the Lessee.

4.) The Lessor shall, at its own expense, clean the common areas of the Leased Premises and maintain same in good condition and repair. Lessor shall provide to the Lessee, and bear the expense of, electricity, plumbing, water, gas, sewage disposal, drainage, and all other utilities required for the proper and safe use of the Equipment. The Lessor shall be responsible for ensuring that the Leased Premises comply with all state, county or municipal building and safety codes including fire safety codes.

5.) Lessee agrees to pay Lessor as rent from the income of the Equipment, in arrears, having first deducted the cost of any refunds, rent of 0% up to \$22 per machine per month, then 50% over, paid Quarterly, however Lessee shall always be entitled to earn as minimum compensation for each day of the applicable calendar year an amount equal to \$0.00, for each installed machine, and rent otherwise due shall be adjusted accordingly. Lessee shall deduct from rent otherwise due hereunder any sales, use, or property taxes and/or license and occupancy fees, associated with the possession of the Leased Premises and any vandalism, operational and administrative fees associated with the use of the Equipment.

6.) This lease is for a term of Five (5) years from the date of installation and shall not be amended except upon mutual written consent of the parties. The described lease term for later constructed sections or phases of the premises shall commence on completion of such construction. This lease term shall be automatically be extended for successive additional terms of equal duration as the initial term, upon the same terms and conditions as herein contained unless either party notifies the other by certified mail, return receipt requested, of its intent to extend the lease at least [thirty days prior to the expiration of the then current term. All terms and conditions of this lease shall apply to the extended terms of this lease.

7.) This lease shall be binding upon and inure to the benefit of the heirs, assigns, personal representatives and successors of the parties hereto. If any litigation results in connection with this lease, the prevailing party shall be entitled to reasonable attorney’s fees and costs from the other party.

8.) This lease is entered into by Lessor through its duly authorized agent or owner with full knowledge of the contents hereof and acquiescence thereto by the owner of the Leased Premises.

9.) Lessor is responsible for all security and maintenance of the Leased Premises. Lessor is responsible for any claims of personal injury or property damage arising from lack of appropriate security. Lessor is responsible for any theft or vandalism of the Equipment, including consequential damages and lost revenue to Lessee. Lessee shall repair/replace such stolen/vandalized Equipment as needed and invoice Lessor, with the right to set off against future rent due. Lessor shall pay Lessee’s invoice within ten (10) days of receipt. In the event that vandalism becomes excessive or in any three (3) consecutive month period the Equipment usage does not exceed an average of three (3) cycles per machine per day, Lessee shall be entitled to remove the Equipment with thirty days’ notice.

10.) Lessor represents and warrants that there is no other lease license or agreement in effect covering the premises and will defend Lessee against all claims to the contrary.

ACCEPTED: Date: 02/01/2019

LESSOR: Kijobi, LLC

By: [Signature]

Authorized Agent

[Signature] Witness

[Signature] Witness

LESSEE: CSC ServiceWorks, Inc.

By: [Signature]

Area Sales Manager

[Signature] Witness

[Signature] Witness

Schedule A


1. Leased Premises Description

<u>Location Name</u>	<u>Room Name</u>	<u>Address</u>
805 Turney	Laundry Room #1	805 E Turney Ave Phoenix, AZ 85014

2. Equipment Detail

<u>Room Name</u>	<u>Quantity</u>	<u>Equipment Description</u>
Laundry	1	Refurbished Top load washer
Room #1	1	Refurbished Electric dryer

3. Other:



LESSOR

02/01/2019

Date

LESSEE (Sales Representative) Date

CLIENT REGISTRATION

Direct Deposit Registration

Direct deposit speeds your payment to your bank account, reducing paper, processing time, lost/missing checks.

- *An exact copy of the check stub detail is available online*
- *You receive email notices when payments are processed*
- *Remittance information can be downloaded to your accounting software.*

Direct Deposit setup

Yes No

Direct Deposit Contact Name:

Dustin Markowski

Contact Phone:

4082387846

Contact Email:

dm@kijobi.com

(email address required so we can send you registration code and a link to the registration web site)

LaundryLinx Registration

LaundryLinx allows you and/or your customers to place service requests via the web.

Please provide contact information for your property for service related issues.

LaundryLinx Service setup?

Yes No

Contact Info same as above OR:

Property's Service Contact:

Harry Delia

Service Contact Phone:

(602) 549-9764

Service Contact Email:

harry@rentvestpm.com

Do you want this contact to receive email copies of all service requests for your property?

Yes No

Client Resource Center (CRC) Registration

The Client Resource Center allows you to view and download information related to your account, such as collection detail, payment history, and more.

CRC setup?

Yes No

Contact Info same as above OR:

Property's CRC Contact:

Dustin Markowski

Title:

Owner

CRC Contact Phone:

4082387846

CRC Contact Email:

dm@kijobi.com

(email address required so we can send you a username, password and a link to the CRC.)

NOTE: ALL SERVICES WILL BEGIN AFTER FINAL INSTALLATION OF EQUIPMENT. CLIENT RESOURCE CENTER SERVICES WILL BEGIN AFTER FIRST PAYMENT.

Request for Taxpayer Identification Number and Certification

**Give Form to the
 requester. Do not
 send to the IRS.**

Print or type See Specific Instructions on page 2.	Name (as shown on your income tax return) Kijobi LLC	
	Business name/disregarded entity name, if different from above	
	Check appropriate box for federal tax classification: <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input checked="" type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ P <input type="checkbox"/> Other (see instructions) ▶	Exemptions (see instructions): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____
	Address (number, street, and apt. or suite no.) 1098 Almarida Dr	Requester's name and address (optional)
City, state, and ZIP code San Jose, CA 95128		
List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Social security number									

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Employer identification number									
8	2	-	1	9	9	3	0	5	8

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. citizen or other U.S. person (defined below), and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here	Signature of U.S. person ▶	Date ▶ 02/01/2019
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. The IRS has created a page on www.irs.gov/w9 for information about Form W-9, at www.irs.gov/w9. Information about any future developments affecting Form W-9 (such as legislation enacted after we release it) will be posted on that page.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, payments made to you in settlement of payment card and third party network transactions, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued).
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the

withholding tax on foreign partners' share of effectively connected income, and

4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct.

Note. If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax under section 1446 on any foreign partners' share of effectively connected taxable income from such business. Further, in certain cases where a Form W-9 has not been received, the rules under section 1446 require a partnership to presume that a partner is a foreign person, and pay the section 1446 withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid section 1446 withholding on your share of partnership income.