

The International Research Foundation for RSD / CRPS**1910 E. Busch Blvd.
REAL PROPERTY LEASE***and his
holder
entire
4/13/08*

THIS LEASE AGREEMENT, made and entered into this 13 day of April, 2008 by and between Manjul Derasari (hereinafter referred to as "Landlord") and The International Research Foundation for RSD / CRPS non-profit 501c3 organization (hereinafter referred to as "Tenant")

WITNESSETH

That the Landlord, in consideration of the rentals hereinafter reserved of the covenants, agreements and conditions on the part of the Tenant be kept and performed, hereby leases, lets and demises to tenant, and Tenant hereby leases and hires from Landlord, the following describe premises, located in the County of Hillsborough, State of Florida, to w 1910 E. Busch Blvd.

1. RENT: An amount equal to \$1,246.67 a month for the first twelve months (12) months of this demise (the "Initial Rent Term"). The Rent payable in monthly installments, in advance and without demand, beginning on the Rent Date, and continuing on the first day of each m thereafter.

2. ESCALATION OF RENT: Upon the termination of the Initial Rent Term twelve (12) months, the Base Rent shall increase to an annual amount determined by the lesser of three (3%) percent or the annual percentage increase in the Consumer Price Index (CPI) as published by the U. S. Department of Labor, Bureau of Labor Statistics and determined over immediately preceding twelve months from the anniversary date. Such annual rent so determined shall be divided by twelve to arrive at an ar per month for the balance of each year in the Lease term.

3. TERM: An initial term of five (5) years, with an option to extend the for a second and third term of five (5) years each, such option to be at sole election of the Lessee but to be at the rate of monthly rent set ou above.

4. SALES TAX: The International Research Foundation for RSD / CRPS exempt from sales tax due to its non-profit 501c3 status. Appropriate documentation supporting the Foundation's tax exempt status can be

consented to the Lessee's incurring such lien. If a mechanic's lien, lis pendens or other lien is filed against the demised premises for any work, labor, services or materials that the lienor claims to have performed or furnished on behalf of the Lessee, or any person holding through or under the Lessee, the Lessee must cause such lien to be cancelled and discharged of record within ten (10) days after notice of such lien by the Lessor. If such lien is filed, the Lessor may satisfy the lien after giving notice thereof to the Lessee and without limiting the Lessor's rights or remedies under the lease. The Lessee shall promptly reimburse the Lessor for any amounts expended to satisfy the lien and for any expenses incurred in connection with the satisfaction. The Lessee shall have no right to sue against the Lessor. The Lessee's failure to cancel and discharge of record any lien under this paragraph shall be deemed a default by the Lessee under the provisions of this lease.

23. BENEFITS: The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors, and assignees of the parties hereto. Whenever used, the singular number shall include the plural, the singular, and the plural of any gender shall include all genders.

25. PARTIAL INVALIDITY: If any term or provision of this Lease or the application thereof to any person or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of this Lease, or the application of such term or provision to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby. Each term and provision of this Lease shall be valid and enforced to its fullest extent permitted by Law.

26. NOTICE:

Lessor:

X Manoj Derasari
Manoj Derasari
1912 E. Busch Blvd
Tampa, FL 33612
EIN #20-1700955

MYRAK LLC

*or
its holding
entity.*

Lessee:

Anthony L. Kirkpatrick

Anthony Kirkpatrick, Treasurer, The International Research
Foundation for RSD / CRPS
1910 E. Busch Blvd.
Tampa, FL 33612

Any notice which is to be given to either party hereunder shall be deemed sufficiently given if mailed or hand delivered to such party at its address appearing above.

27. CONDEMNATION: The parties hereto agree that should the demised premises, or such portion thereof as will make the premises unusable for the purposes herein leased, be taken or condemned by competent authority for public or quasi-public use, then this Lease shall terminate from the date when possession of the part so taken shall be required for the use and purpose for which it had been taken.

If this Lease continues after a partial taking, the rent shall abate proportionately as to the part taken. All compensation awarded for the taking of the building, the fee, and the leasehold, shall belong to and be the property of Lessor; provided, however, the Lessor shall not be entitled to any portion of the award made to Lessee for the value of Lessee's trade fixtures. Lessee shall not be entitled to any damages for the unexpired portion of the term of this Lease, or injury to its leasehold interest.

28. RIGHT TO CANCEL: Should Lessee's business be or become or its customers whose conduct is offensive or in any way threatening to the Lessor, the other tenants in the Center or the customers of the tenant Lessor may, at Lessor's option, cancel and terminate the Lease, effective thirty (30) days after written notice thereof to Lessee.

BY SIGNING THIS RENTAL AGREEMENT THE TENANT AGREES THAT UPON SURRENDER OR ABANDONMENT, AS DEFINED BY THE FLORIDA STATUTES, THE LANDLORD SHALL NOT BE LIABLE OR RESPONSIBLE FOR STORAGE OR DISPOSITION OF THE TENANT'S PERSONAL PROPERTY.

IN WITNESS WHEREOF, this Lease Agreement has been duly executed of the day and year first above written.

Witness

By *[Signature]*

Manjul Derasari
EIN #20-1700965

4/13/08

MONDRIAN

or

His Honor

4/13/08
Abate
officer
MS
4/13/08

Witness

**Anthony Kirkpatrick, The International Research Foundation for RSD
CRPS**

By: Anthony Kirkpatrick

ADDENDUM

Venue: This Agreement is governed by the laws of the State of Florida. Venue and jurisdiction of any dispute between Owner and Occupant relates to this Agreement, or the Office or the Building shall lie exclusively in the courts of Hillsborough County, Florida.

Limiting Further the Liability of the Landlord: Neither Owner nor its Agent, whether disclosed or undisclosed, shall have any personal liability under any provisions of this Agreement. If Owner defaults in the performance of any of its obligations hereunder or otherwise, Occupant shall look solely to Owner's equity interest in the Building. Before filing suit for any alleged default by Owner, Occupant shall give Owner notice and a reasonable time to cure any alleged default.

Radon Warning: Radon is a naturally occurring radioactive gas that, if it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit. Owner makes no representation to Occupant regarding or concerning the presence or absence of radon gas in the Office or the Building at any time or in any quantity. By executing this Agreement, Occupant expressly releases Owner from any loss, claim, liability, or damage now or hereafter arising from or relating to the presence at any time of such substances in the Office or the Building.

Attorneys Fee Provision: If either Owner or Occupant commences or engages in any legal action or proceeding against the other party arising out of or in connection with this Agreement, the Office or the Building prevailing party shall be entitled to recover from the losing party reasonable attorneys' fees, together with any costs and expenses incurred in any such action or proceeding, including any attorneys' fees, costs