

STANDARD COMMERCIAL LEASE CONTRACT

FORM 48

MILLEN'S BOOK & OFFICE SUPPLY CO. ATLANTA

Parkway Properties
585 Cobb Parkway South Suite E-2
Marietta GA 30060
770-423-0049

THIS LEASE, made this _____ day of _____, 2007, by and
between Parkway Properties, first party, (hereinafter called "Landlord");
and _____, second party, (hereinafter called "Tenant");

WITNESSETH:

Premises

1. The Landlord, for and in consideration of the rents, covenants, agreements, and stipulations hereinafter mentioned, reserved, and contained, to be paid, kept and performed by the Tenant, has leased and rented, and by these presents does lease and rent, unto the said Tenant, and said Tenant hereby agrees to lease and take upon the terms and conditions which hereinafter appear, the following described property (hereinafter called premises), to wit: Suite _____, Artisan Resource Center
585 Cobb Parkway South, Marietta GA 30060

and being known as _____

No easement for light or air is included in the premises.

Term

2. To have and to hold the same for a term of two years beginning on the first day of _____, 2007 and ending on the last day of _____, at midnight, unless sooner terminated as hereinafter provided.

Rental

3. Tenant agrees to pay Landlord, by payments to Suite E-2 Marietta, GA 30060
Agent of Landlord, who negotiated this lease, at office of Agent in _____ Georgia, promptly
on the first day of each month in advance, during the term of this lease, a monthly rental of

1. Month 1 through 12 - \$ _____

2. Month 13 through 24 - \$ _____

3. Month 25 through 36 - \$ _____ Option for third year-see special stips.

*Also see Special Stipulations

Agent's
Commission

~~4. The commission to be paid in connection with this transaction has been negotiated between Landlord and Agent and Landlord agrees to pay Agent, as compensation for services rendered in procuring this lease, _____, and Landlord, with consent of Tenant, hereby assigns to Agent aforesaid commission. If the term of this lease is extended, or if new lease is entered into between Landlord and Tenant covering leased premises, or any part thereof, or covering any other premises as an expansion of, or substitute for, the premises herein leased, then in either of said events, Landlord, in consideration of Agent's having procured Tenant hereunder, agrees to pay Agent _____, under such extension, amendment, or new lease. Agent agrees that, in the event Landlord sells leased premises, and upon Landlord's furnishing Agent with an agreement signed by Purchaser assuming Landlord's obligations to Agent under this lease, Agent will release original Landlord from any further obligations to Agent hereunder. Tenant agrees that if this lease is validly assigned by him that he will secure from assignee an agreement in writing by assignee recognizing assignment held by Agent and agreeing to pay rental to Agent herein named during the term of this lease. Agent is a party to this contract solely for the purpose of enforcing his rights under this paragraph and it is understood by all parties hereto that Agent is acting solely in the capacity as agent for Landlord, to whom Tenant must look as regards all covenants, agreements and warranties herein contained, and that Agent shall never be liable to Tenant in regard to any matter which may arise by virtue of this lease. Voluntary cancellation of this lease shall not nullify Agent's right to collect the commission due for the remaining term of this lease. In the event that the premises is condemned, or sold under threat of and in lieu of condemnation, Agent shall, on the date of receipt by Landlord of the condemnation award or sale proceeds, be paid Agent's commission, reduced to its present cash value at the then existing legal rate of interest, which would otherwise be due to end the term contracted for under paragraph 3 above.~~

Purchase
of Property
by Tenant

~~5. In the event that tenant acquires title to the leased premises at any time during the term of this lease, any renewals thereof, or within six months after the expiration of the term hereof or the extended term hereof, then Landlord shall pay Agent a commission on the sale of the property of the Landlord in lieu of any additional rental commissions. Such sales commission, as negotiated between parties, is to be _____.~~

Utility
Bills

6. Tenant shall pay all utility bills, including, but not limited to water, sewer, gas, electricity, fuel, light, and heat bills, for the leased premises and Tenant shall pay all charges for garbage collection services or other sanitary services rendered to the leased premises or used by Tenant in connection therewith. If Tenant fails to pay any of said utility bills or charges for garbage collection or other sanitary services, Landlord may pay the same and such payment may be added to the rental of the premises next due as additional rental.

Use of Premises

7. Premises shall be used for purposes and no other. Premises shall not be used for any illegal purposes; nor in any manner to create any nuisance or trespass; nor in any manner to violate the insurance or increase the rate of insurance on premises.

Abandonment of
Leased Premises

8. Tenant agrees not to abandon or vacate leased premises during the period of this lease, and agrees to use said premises for purpose herein leased until the expiration hereof.

Repairs by
Landlord

9. Landlord agrees to keep in good repair the roof, foundations, and exterior walls of the premises (exclusive of all glass and exclusive of all exterior doors), and underground utility and sewer pipes outside the exterior walls of the Building, except repairs rendered necessary by the negligence of Tenant, its agents, employees, or invitees. Landlord gives to Tenant exclusive control of premises and shall be under no obligation to inspect said premises. Tenant shall promptly report in writing to Landlord any defective condition known to it which Landlord is required to repair, and failure to so report such defects shall make Tenant responsible to Landlord for any liability incurred by Landlord by reason of such defects.