

An ALGECO SCOTSMAN Company

Williams Scotsman, Inc.91-282 Kalaeloa Blvd.
Kapolei, HI 96707-1820**Your Williams Scotsman Representative**Ann Martin
Phone: (808)682-5559 Ext. 27115
Fax: 808-682-5199
Email: ann.martin@willscot.com
Toll Free: 800-782-1500**Contract Number:**851542**Revision:** 5
Date: March 10, 2018**Lease Agreement****Lessee:** 19223001USA REALTY CONSTRUCTION GROUP INC
9920 Valley Blvd
El Monte, California, 91731**Contact:**Jason L
1585 Kapiolani Blvd. #1215
Honolulu, HI, 96814
Phone: (808) 351-3672
Fax:**Ship To Address:**1370 Kapiolani Blvd
HONOLULU, HI, 96826**Delivery Date(on or about):**
3/20/2018

E-mail: hicd Jasonl@gmail.com

Rental Pricing Per Month

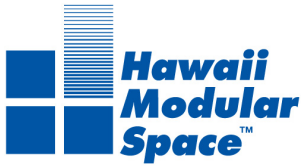
	Quantity	Price	Extended
36x10 Mobile Office (32x10 Box) Unit Number:	1	\$888.00	\$888.00
Steps - OSHA Aluminum Rental	2	\$66.00	\$132.00
Prop Damage Waiver (9/10) Alt	1	\$60.00	\$60.00
General Liability - Allen Insurance	1	\$22.00	\$22.00
Window/Door Security Bundle - 30-40	1	\$140.00	\$140.00
Minimum Lease Term: 6 Months			
		Total Monthly Building Charges:	\$888.00
		Other Monthly Charges:	\$354.00
		Total Rental Charges Per Month:	\$1,242.00

Delivery & Installation

Cleaning Labor	1	\$170.38	\$170.38
Block and Level	1	\$468.47	\$468.47
Delivery Freight	1	\$933.01	\$933.01
Teardown	1	\$216.21	\$216.21
Return Freight	1	\$933.01	\$933.01
		Total Delivery & Installation Charges:	\$2,721.08

Final Return Charges***Due On Final Invoice*:** \$0.00**Total Charges Including (6) Month Rental, Delivery, Installation & Return**:** \$10,173.08**Summary of Charges**

Model: MO3610	QUANTITY: 1	Total Charges for (1) Building(s): \$10,173.08
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INSURANCE REQUIREMENTS ADDENDUM

Table with 4 columns: QTY, PRODUCT, EQUIPMENT VALUE/BUILDING, DEDUCTIBLE PER UNIT. Row 1: 1, MO3610, \$21130.00, \$2000.00

Lessee:USA REALTY CONSTRUCTION GROUP INC

Pursuant to Section 13 of the Williams Scotsman Lease Agreement and its Terms and Conditions ("Agreement"), a Lessee is obligated to provide insurance to Williams Scotsman, Inc. ("Lessor") with the following insurance coverage:

- 1. Commercial General Liability Insurance: policy of combined bodily injury and property damage insurance insuring Lessee and Lessor against any liability arising out of the use, maintenance, or possession of the Equipment. Such insurance shall be in an amount not less than \$1,000,000 per occurrence, naming the Lessor as Additional Insured and Loss Payee.
2. Commercial Property Insurance: covering all losses or damage, in an amount equal to 100% of the Equipment Value set forth in the Lease providing protection against perils included within the classification and special extended perils (all "risk" insurance), naming the Lessor as Additional Insured and Loss Payee.

By signing below, the Lessee agrees to the terms and conditions stated herein. All other general Terms and Conditions of the Agreement shall remain the same and in full force and effect. Each party is hereby authorized to accept and rely upon a facsimile or electronic signature of the other party on this Addendum. Any such signature shall be treated as an original signature for all purposes.

Commercial General Liability Insurance

Lessee elects to participate in the Commercial General Liability Insurance Program, whereby Lessee will receive insurance coverage through American Southern Insurance Company ("Insurer") and administered by Allen Insurance Group ("Agent"). The Lessee acknowledges and agrees that the policy issued by the Insurer is a third party liability policy that covers those amounts that Lessee is legally obligated to pay due to bodily insurance and property damage arising from the proper use and occupancy of Equipment leased from Williams Scotsman up to the policy limits. Coverage is subject to underwriting and specific terms and conditions set forth in the policy. An outline of cover is available upon request. By signing below, Lessee understands and agrees that the Lessor is not providing the insurance coverage and serves only as a billing agent for the Insurer and its Agent; and, accordingly, it assumes no liability therefore.

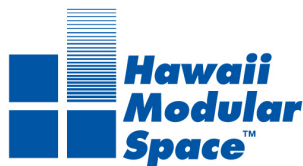
Signature of Lessee: [Signature] Print Name: Zhe Fang Date: 03-14-2018

Damage Waiver Program

Lessee: elects to participate in the Lessor's Damage Waiver Program. Lessee: understands and agrees that under this program, the Lessor waives, for a fee, Lessee's obligation to carry Commercial Property Insurance and Lessee's liability to Lessor for repair or replacement of the modular units leased from Williams Scotsman resulting from loss or damage as specified in Section 12 of the Lease. Lessee: remains liable to Williams Scotsman for the amount of the damage deductible per unit of equipment noted above. Please refer to the Agreement for specific details on coverage, exclusions and restrictions on coverage. The Property Damage Waiver is not and shall not constitute a contract for insurance.

Signature of Lessee: [Signature] Print Name: Zhe Fang Date: 03-14-2018

Please return this signed document with the signed lease agreement



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Toll Free: 800-782-1500**Contract Number:851542****Revision: 5**
Date: March 10, 2018**Clarifications**

***Final Return Charges are estimated and will be charged at Lessor's market rate at time of return for any Lease Term greater than twelve (12) months. **All prices exclude applicable taxes. All Lessees and Leases are subject to credit review.** In addition to the stated prices, customer shall pay any local, state or provincial, federal and/or personal property tax or fees related to the equipment identified above ("Equipment"), its value or its use. Lessee acknowledges that upon delivery of the Equipment, this Agreement may be updated with the actual serial number(s), delivery date(s), lock serial number(s), etc, if necessary and Lessee will be supplied a copy of the updated information. Prices exclude taxes, licenses, permit fees, utility connection charges, site preparation and permitting which is the sole responsibility of Lessee, unless otherwise expressly agreed by Lessor in writing. Lessee is responsible for locating and marking underground utilities prior to delivery and compliance with all applicable code requirements unless otherwise expressly agreed by the Lessor in writing. Price assumes a level site with clear access. Lessee must notify Lessor prior to delivery or return of any potentially hazardous conditions or other site conditions that may otherwise affect delivery, installation, dismantling or return of any Equipment. Failure to notify Lessor of such conditions will result in additional charges, as applicable. Physical Damage & Commercial Liability insurance coverage is required beginning on the date of delivery. Lessor is not responsible for changes required by code or building inspectors. **Pricing is valid for thirty (30) days.**

Please note the following important billing terms:

- In addition to the first month rental and initial charges, last month rent for building, other monthly rentals/service (excluding last month for General Liability Insurance and Property Damage Waivers), will be billed on the initial invoice. Any amounts prepaid to Williams Scotsman will be credited on the final invoice.
- Invoices are due on receipt, with a twenty (20) day grace period. Interest will be applied to all past due amounts.
- Invoices are due on receipt, with a twenty (20) day grace period. Late fees will be applied to all past due amounts.
- Williams Scotsman preferred method of payment is ACH. Payments made by check are subject to a Paper Check Fee, charged on the next invoice following payment by check.
- Williams Scotsman preferred method of invoicing is via electronic transmission. Customers are encouraged to provide an email address or use BillTrust. Invoices sent standard mail are subject to a paper invoice fee, charged on the following invoice.

Lessor hereby agrees to lease to Lessee and Lessee hereby agrees to lease from Lessor Modular Equipment and Value Added Products (as such items are defined in Lessor's General Terms & Conditions) selected by Lessee as set forth in this Agreement. All such items leased by the Lessee for purposes of this Lease shall be referred to collectively as the "Equipment". By its signature below, Lessee hereby acknowledges that it has read and agrees to be bound by the Lessor's General Terms & Conditions (08-01-15) located on Lessor's internet site (<http://www.willscot.com/support/terms-conditions>) in their entirety, which are incorporated herein by reference and agrees to lease the Equipment from Lessor subject to the terms therein. Although Lessor will provide Lessee with a copy of the General Terms & Conditions upon written request, Lessee should print copies of this Agreement and General Terms & Conditions for recordkeeping purposes. Each party is authorized to accept and rely upon a facsimile signature, digital, or electronic signatures of the other party on this Agreement. Any such signature will be treated as an original signature for all purposes and shall be fully binding. The undersigned represent that they have the express authority of the respective party they represent to enter into and execute this Agreement and bind the respective party thereby. Subject to Section 3 of the Terms and Conditions, with respect to high-wind anchors, Lessee hereby Accepts Declines that Lessor shall provide the required high-wind anchors. (High wind anchors, if provided by Lessor shall be at Lessee's additional cost).

Invoicing Options (select one) **Paperless Invoicing Option**

Williams Scotsman prefers electronic invoicing, an efficient, convenient and environmentally friendly process. To avoid fees, provide us with the proper email address for your invoices.

A/P Email: _____

A/P Email on File: _____

 Standard Mail Option

Customer prefers to receive paper invoice via mail. Fees may apply. Invoices will be mailed to:

9920 Valley Blvd
El Monte California 91731

Enter a new billing address: _____

Signatures**Lessee::** USA REALTY CONSTRUCTION GROUP

INC DocuSigned by:

5E95E21E0F3C46E...

Signature:

Print Name:

Zhe Fang

Title:

Manager

Date:

03-14-2018

PO#

Lessor:**HAWAII MODULAR SPACE an Operation
of WILLIAMS SCOTSMAN, INC**

Signature:

Print Name:

Title:

Date:



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91-282 Kalaeloa Blvd.
Kapolei, HI 96707-1820

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PLEASE RETURN SIGNED AGREEMENT TO: HNLLeases@willscot.com
