

SHORT TERM LICENSE

LICENSE AGREEMENT made this day of , between
as "Grantor", and , hereinafter referred to as "Occupant",

W I T N E S S E T H

Section 1.01. Grantor hereby licenses and authorizes Occupant to occupy the following described space:

(herein called "premises") in the building (herein called the "Building")
for the period of [if none I stated, then until further notice], at
the fixed license fee of \$ per month payable monthly in advance on
the first day of each month (prorated per diem for any part month).

Section 2.01. The premises are leased as-is and no preparation work shall be done by Grantor.

Section 3.01. Occupant shall use and occupy the premises for
[if none stated, then for usual office use], and for no other
purpose.

Section 4.01. Occupant shall make no alterations in or
to the premises.

Section 5.01. Occupant shall take good care of the premises and contents and equipment therein and repair any damage it causes. Occupant shall keep the premises clean and remove all rubbish daily, at Occupant's cost.

Section 6.01. Occupant shall not do, and shall not permit anyone to the premises for any reason to do, any act or thing in will invalidate or be in conflict with the Certificate of Occupancy for the premises or the Building, or violate any laws or ordinances.

Section 6.02. Occupant shall not cause or permit to be used, stored, transported, released, handled, produced or generated, in or from the premises or the Building, in violation of laws, any material that, whether by its nature or use, is now or hereafter defined or regulated as a hazardous waste, hazardous substance, pollutant or contaminant under any laws and ordinances. The provisions of this Section shall survive the expiration or termination of this Lease.

Section 7.01. Occupant shall keep in force during the term, commercial general liability insurance in a combined single limit amount of not less than \$ naming as insureds Grantor and Occupant, and also fire insurance covering all its property.

Section 8.01. The premises will not be sublicensed or occupied by anyone other than Occupant without the prior written consent of Grantor in every case, which consent may be withheld or granted in Grantor's sole discretion.

Section 9.01. Grantor and its agents shall not be liable for any damage to property of Occupant nor for injury to any person in or about the Building or premises, unless and only to the extent shown to be due to negligence or willful misconduct of Grantor.

Section 10.01. Grantor reserves the right, at any time and from time to time without thereby creating an actual or constructive eviction to make alterations, repairs and replacements in or to the premises as Grantor may deem necessary or desirable, and may enter the premises at all reasonable hours for the purpose of inspection or of making repairs or alterations or to show to new Occupants.

Section 11.01. In the event of a breach or threatened breach on the part of Occupant with respect to any of Occupant's agreements under this Lease, Grantor shall have the right of injunction. The specified remedies to which Grantor may resort under this lease are cumulative and concurrent and are not intended to be exclusive of each other and Grantor may invoke any remedy allowed under this agreement or at law or in equity as if specific remedies were not herein provided.

Section 12.01. Occupant may utilize electric, lavatory and ordinary water service as is available. Charges therefor shall be as follows:

Section 13.01. Notwithstanding anything to the contrary provided in this Lease, Occupant agrees that there shall be no personal liability on the part of Grantor arising out of any default by Grantor under this agreement, and that Occupant shall look solely to the interest of Grantor in and to the Building for the enforcement of any defaults by Grantor hereunder and any judgment against Grantor; such exculpation of personal liability to be absolute and without any exception.

Section 14.01. This document contains the entire agreement between Grantor and Occupant, and cannot be modified except by an agreement in writing.

IN WITNESS WHEREOF, Grantor and Occupant have respectively signed and sealed this agreement as of the date first above written.

By _____ Grantor

By _____ Occupant