

CONSENT TO SUBLEASE

8965 Eastern, LLC, as Landlord, hereby consents to the attached Sublease between Dickinson Wright PLLC (“*Sublessor*”) and Coral Academy of Science Las Vegas (“*Sublessee*”) for the Premises identified as Suite 280 of The Beltway Corporate Office Center located at 8965 S. Eastern Avenue, Las Vegas, Nevada, on the express conditions that (1) Sublessor will remain liable for the performance of each and every one of its obligations under the Lease; and (2) this Consent will not be deemed a consent to any subsequent sublease or assignment, but rather any subsequent sublease or assignment will require the consent of the undersigned pursuant to the Lease.

Landlord has not committed any breach of the Lease, nor to Landlord’s actual knowledge, has Sublessor committed any breach or Event of Default of the Lease. The Lease is valid and in full force and effect, enforceable in accordance with its terms. Sublessor’s leasehold interest is free and clear of any liens, encumbrances, or adverse interests of third parties.

Notwithstanding Section 12 of the Lease, without Landlord’s prior consent, Sublessee may make nonstructural alterations that do not affect the operation of Building Systems and do not cost more than \$1,500 to install or reasonably reverse or undo.

Notwithstanding Section 17(c) of the Lease, Sublessor may collect and retain all Base Subrent, Additional Rent and other amounts payable to Sublessor pursuant to the terms of the Sublease, unless and until an Event of Default (as defined in Section 24 of the lease) shall occur and Landlord shall elect to terminate the Lease.

Landlord has no current plans to relocate Sublessee to a Relocation Space pursuant to Section 27 of the Lease. (This does not constitute a waiver of Section 27.)

Landlord agrees that Sublessee may use the Premises for general office purposes and further acknowledges that there are no improvements presently installed on the Premises that must be removed upon expiration or earlier termination of the Term.

LANDLORD:

8965 Eastern, LLC,
By: DSA Development Corp
Its: Manager

By: _____
Daryl S. Alterwitz, President

Date: August _____, 2016