

STANDARD OFFICE LEASE

By and Between

OMNINET WESTBAY, LP,
a Delaware limited partnership,

AS LANDLORD,

AND

NEVADA AFFORDABLE HOUSING ASSISTANCE CORPORATION,
a Nevada non-profit corporation

AS TENANT

3016 West Charleston Boulevard, Suite 160, Las Vegas, Nevada

Westbay – NAHAC Lease

Landlord's performance of the punch list items, the execution of the punch list and the Commencement Letter and the acceptance of the Premises by Tenant shall conclusively establish that the Premises and the Project were at such time in satisfactory condition.

***** ARTICLE 9**

REPAIRS AND ALTERATIONS

******* (a) Landlord's Obligations. Landlord shall, as part of Operating Costs, (i) maintain the structural portions of the Project, including the foundation, floor/ceiling slabs, roof, curtain wall, exterior glass, columns, beams, shafts, stairs, stairwells and elevator cabs and common areas, and (ii) maintain and repair the basic mechanical, electrical, life safety, plumbing, sprinkler systems and heating, ventilating and air-conditioning systems (provided, however, that Landlord's obligation with respect to any such systems shall be to repair and maintain those portions of the systems located in the core of the Project or in other areas outside of the Premises, but Tenant shall be responsible to repair and maintain any distribution of such systems throughout the Premises and, furthermore, ******* Tenant shall be responsible for contracting for and maintaining the service contract for the heating, ventilation and air conditioning system serving the Premises, which shall include servicing the applicable HVAC units and replacing the filters).

(b) Tenant's Obligations. Except as expressly provided as Landlord's obligation in this Article 9, Tenant shall keep the Premises in good condition and repair. All damage or injury to the Premises or the Project resulting from the act or negligence of Tenant, its employees, agents or visitors, guests, invitees or licensees or by the use of the Premises, shall be promptly repaired by Tenant at its sole cost and expense, to the satisfaction of Landlord; provided, however, that for damage to the Project as a result of casualty or for any repairs that may impact the mechanical, electrical, plumbing, heating, ventilation or air-conditioning systems of the Project, Landlord shall have the right (but not the obligation) to select the contractor and oversee all such repairs. Landlord may make any repairs which are not promptly made by Tenant after Tenant's receipt of written notice and the reasonable opportunity of Tenant to make said repair within ten (10) days from receipt of said written notice, and charge Tenant for the cost thereof, which cost shall be paid by Tenant within ten (10) business days from invoice from Landlord. "Receipt" shall be deemed to occur immediately upon delivery of notice by Landlord to Tenant. Tenant shall be responsible for the design and function of all non-standard improvements of the Premises, whether or not installed by Landlord at Tenant's request. Tenant waives all rights to make repairs at the expense of Landlord, or to deduct the cost thereof from the rent.

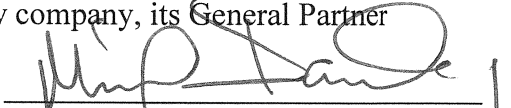
(c) Alterations. Tenant shall make no alterations, installations, changes or additions in or to the Premises or the Project (collectively, "Alterations") without Landlord's prior written consent, which shall not be unreasonably withheld. Any Alterations approved by Landlord must be performed in accordance with the terms hereof, using only contractors or mechanics approved by Landlord in writing and upon the approval by Landlord in writing of fully detailed and dimensioned plans and specifications pertaining to the Alterations in question, to be prepared and submitted by Tenant at its sole cost and expense. Tenant shall at its sole cost and expense obtain all necessary approvals and permits pertaining to any Alterations approved by Landlord. Tenant

IN WITNESS WHEREOF, the parties have executed this Lease, consisting of the foregoing provisions and Articles, including all exhibits and other attachments referenced therein, as of the date first above written.

“LANDLORD”

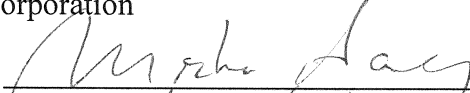
OMNINET WESTBAY, LP, a Delaware limited partnership

By: Omninet One GP, LLC, a California limited liability company, its General Partner

By: 
Michael Danielpour
Manager

“TENANT”

NEVADA AFFORDABLE HOUSING ASSISTANCE CORPORATION, a Nevada non-profit corporation

By: 
Name: Michael Stanley
Its: CEO

By: _____
Name: _____
Its: _____