

FIRST AMENDMENT OF LEASE

AGREEMENT made as of the 31st day of October, 2013, between 336 East 56th Street Realty, LLC as Landlord, having an office at 444 Madison Avenue, Suite 1805, New York, NY 10022 (hereinafter called "Landlord") and Water Dragon New York, LLC, a New York limited liability corporation, having an office at 34 Cherry Street, Valley Stream, New York 11581 (hereinafter called "Tenant").

WITNESSETH:

WHEREAS:

(1) Landlord and Tenant executed that certain Lease Agreement dated September 28, 2012, (hereinafter called the "Lease"), covering the Street Level Store and Basement (hereinafter called the "Present Premises") in the building known as 336 East 56th Street, New York, New York (hereinafter called the "Building"), for a term expiring on September 30, 2018; and

NOW, THEREFORE, in consideration of the mutual covenants herein contained, it is agreed as follows:

FIRST: Tenant ratifies, and agrees, that Tenant is responsible for all water charges due under the separate water meter that was installed by the owner at the Premises. The Tenant has been paying all such charges under Paragraph 28 of the Lease dated September 28, 2012 ("Lease") between the Landlord and Tenant and will continue to pay the Landlord, its successors and or assigns.

SECOND: The Tenant has been, and agrees that it will continue to be, responsible under the Lease to reimburse the Landlord for all gas charges incurred for the entire building for all amounts over \$44 per month. If the gas rates should increase during the term of the lease then the Landlord shall pay its proportionate share above the \$44.00 rate and the tenant shall be

responsible for the rest. Landlord will present a copy to the Tenant every month of the utility bill showing the usage billed to the Landlord. The Landlord agrees not to convert any of the apartments in the building to gas heat during the term of the lease.

THIRD Tenant agrees, and ratifies, that under Paragraph 59 of the Lease the Tenant allows the Landlord access to the basement through the Tenant's demised Premises for the purpose of reading the gas and electric meters for the Premises and so that Landlord can access all of the equipment for the subject building, including without limitation the electrical and gas meters for maintenance and all other purposes. The Tenant agrees that the Landlord, its successors and or assigns, has always had a key to the premises for this and any other allowable purposes.

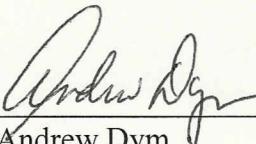
FOURTH: This Agreement may not be changed, modified or cancelled orally. Except as hereinabove modified and amended, and as so modified and amended, the Lease is hereby ratified and confirmed in all respects and shall be binding upon the parties hereto and their respective successors and assigns.

FIFTH: Any and all terms contained in the Lease and the original rider to the sublease not modified by this Amendment shall remain in full force and effect during the Term as set forth herein.

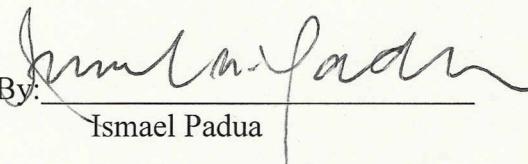
SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals as of the day and year first above written.

336 East 56th Street Realty, LLC, Landlord

By: 
Andrew Dym

Water Dragon New York, LLC, Tenant

By: 
Ismael Padua