

Exhibit "C"

STANDARD ESTOPPEL CERTIFICATE FOR COMMERCIAL LEASE

AS CONTAINED IN EXHIBIT "B"

ESTOPPEL CERTIFICATE

The undersigned, Chris Fillie ("Tenant"), hereby certifies to City of Gainesville, as follows:

1. Attached hereto is a true, correct and complete copy of that certain lease dated, August 2, 2012, between ("Landlord") and Tenant (the "Lease"), regarding the premises located at 505 South Main Street, Gainesville, Florida, approximately the north 93 feet thereof (the "Premises"). The Lease is now in full force and effect and has not been amended, modified or supplemented, except as set forth in Paragraph 4 below. In addition, it is disclosed that the name of one tenant, Gainesville Artists Cooperative was incorrectly identified in the lease as a Limited Liability Company, this entity was and is a corporation, not a Limited Liability Company.

2. The Term of the Lease commenced on January 1, 2012.

3. The Term of the Lease shall expire on December 31, 2016.

4. The Lease has: (Initial one)

 not been amended, modified, supplemented, extended, renewed or assigned.

 been amended, modified, supplemented, extended, renewed or assigned by the following described terms or agreements, copies of which are attached hereto:

5. Tenant has accepted and is now in possession of the Premises.

6. The amount of Monthly Base Rent is \$900.00.

7. The amount of Security Deposit (if any) is \$0.00.

No other security deposits have been made except as follows:

8. Tenant is paying the full lease rental which has been paid in full as of the date hereof. No rent or other charges under the Lease have been paid for more than thirty (30) days in advance of its due date except as follows:

9. All work is required to be performed by Landlord under the Lease has been completed except as follows:

10. To the best of Tenant's knowledge, there are no defaults on the part of the Landlord or Tenant under the Lease except as follows:

11. To the best of Tenant's knowledge, Tenant has no defense as to its obligations under the Lease and claims no set-off or counterclaim against the other party except as follows:

12. Tenant has no right to any concession (rental or otherwise) or similar compensation in connection with renting the space it occupies other than as provided in the Lease except as follows:

All provisions of the Lease and the amendments thereto (if any) referred to above are hereby ratified.

The foregoing certification is made with the knowledge that a lender is about to fund a loan to Landlord or a third party purchaser is about to purchase the Premises from Landlord and that such parties shall rely upon the representations herein made by Tenant.

IN WITNESS WHEREOF, this certificate has been duly executed and delivered by the authorized officers of the undersigned as of 8/6/13, 2013.

TENANT(s):

Chris Fillie