

EXHIBIT A
STREETMEET INC. (DIGITAL MARKETING BOX) GENERAL LEASE TERMS

1. **GENERAL.** THESE GENERAL TERMS CONTAIN IMPORTANT AND RELEVANT INFORMATION ABOUT THE CLIENT'S AND STREETMEET INC.'S RIGHTS, OBLIGATION AND REMEDIES in connection with the Products and Services identified in the Hardware Lease Agreement (the "HLA") of which these terms form a part. PLEASE READ THEM CAREFULLY. Words defined in the HLA shall have the same meaning in these General Terms and vice versa unless expressly provided otherwise in these General Terms or the HLA. The "Agreement" means, collectively, the HLA, these General Terms and any Exhibits attached hereto.
2. **LEASE AND LICENSE.** Company hereby leases to Client and Client hereby leases from Company the Product(s) identified in the Agreement subject to and upon the terms and conditions contained in this Agreement and solely in connection with the use of the Services and no other software. For the Term of this Agreement, Company grants Client a non-exclusive, non-transferable license to use the Product and Services (as defined herein).
3. **SECURITY DEPOSIT.** Upon execution of this Agreement, Client shall pay to Company a security deposit in the amount of CDN\$_____ (the "Security Deposit") plus the Initial Fees specified in the Agreement. The Security Deposit may, in Company's sole discretion and without advance notice to Client, be applied to satisfy in whole or in part a breach of this Agreement by Client, in which case Client must immediately deliver funds to Company to restore the Security Deposit to its original amount. Upon termination of the Agreement, for any reason other than Client's breach of the Agreement, and upon Client's return of the Product(s) and associated keys, Company shall return the Security Deposit or the remaining balance, if any, to Client, without interest.
4. **TERM.** The Agreement sets forth the Term, including Initial Term and Renewal Term(s), of the Agreement.
5. **TERMINATION.** Each of the parties shall have the right to terminate this Agreement immediately (except for those provisions which by their nature survive termination), upon the occurrence of any Event of Default (as defined at Section 23). Client may terminate the Agreement upon written notice to the Company for reasons other than an Event of Default yet within Company's control, such notice provided no earlier than 180 days before and no later than 90 days before the expiration of the then-current Term. Company may terminate the Agreement at any time and for any reason upon 90 days written notice to Client.

Notwithstanding the foregoing, Client may not terminate the Agreement for any reasons outside Company's control, including without limitation, Client's inability to obtain proper permission for displaying the Product, if Client believes that the Product or Services are not achieving the desired result, or should issues arise relating to Internet connectivity. However, should Client choose to terminate for any reason beyond Company's control or not otherwise permitted under this Section 5, Client shall:

- a. immediately pay to the Company the entire sum payable up to and including the date of termination;
 - b. immediately pay to the Company all amounts in arrears up to and including the date of termination. Any amounts in arrears shall be billed to Client by Company at a monthly rate of 1.5%, compounded monthly, from the date of last complete payment to the date of termination;
 - c. immediately return to Company, at Client's sole expense, any and all equipment leased or licensed by Company to Client. All equipment shall be returned in secure packaging and Client shall be invoiced by Company for any damage incurred in shipping due to negligent and/or insufficient shipping packaging by Client; and,
 - d. in addition to all amounts outstanding, within thirty (30) days of such termination, pay to Company a "kill fee" of 20% of any and all unpaid amounts (whether billed or unbilled) owed to Company as of the date of termination. Such kill fee shall be included on any final invoice for all amounts owing as of the date of termination sent to Client following termination.
6. **EFFECT OF TERMINATION.** On or before the effective date of termination, Client shall return the Product

and associated keys to Company. If on the effective date of termination, Client retains the Product without Company's consent, Client shall continue to be bound by all terms and conditions of the Agreement and shall pay Company, in addition to any amount outstanding under the Agreement, a penalty equal to twice the Monthly Fee for each month until surrender of the Product. If on the effective date of termination, Client retains the Product with Company's consent, Client shall continue to be bound by all terms and conditions of the Agreement and shall pay the Monthly Fee for each month until surrender of the Product. In addition to the foregoing, upon termination of this Agreement for any reason whatsoever, the following shall apply:

- a. each party shall re-convey and release to the other party all rights and privileges granted by this Agreement; and,
- b. the Client shall, at its own expense, return to the Company all advertising, informational or technical material given to the Client by the Company.

- 7. INSTALLATION AND ACCESS TO PRODUCT.** Within one week of Client's execution of the Agreement, or at a later date selected by Company with notification to Client, Company shall ship the Product to Client, such shipment to be tracked by Company. The Client shall inspect the Goods within two (2) Business Days of their delivery to the Client, and where the Client fails to inspect the Goods within that time, or having inspected any Goods, fails to notify the Company of any deficiency or defect within two (2) Business Days of the delivery of the Goods, the Client shall be deemed to have inspected and approved the Goods, in which case the Client shall pay the full Price of the Goods in accordance with this Agreement and (subject to its warranty rights under the Agreement or as required by statute) shall have no claim for damages or other compensation in respect of any discrepancy between the Goods supplied and the Goods ordered. Client shall be solely responsible for installing the Product, pursuant to Company's installation instructions for the Product, at the Location identified in the Agreement. Client acknowledges and agrees that Client is solely responsible for obtaining any governmental approvals and permits necessary or advisable for such installation. If the Product is removed from the Location, Client acknowledges and agrees that Company is under no obligation to provide a replacement Product and that Client bears the sole responsibility for the cost of any replacement Product. Client shall: (i) be provided a copy of a key to access the Product for basic cleaning or authorized troubleshooting; (ii) not disassemble or remove any components from the Product without Company's advance permission; (iii) obtain any waivers or permissions from the owner of the Location property that may be necessary in connection with the Product; (iv) be responsible for any claim or cost to repair the Location after removal of the Product by anyone including Company; and (v) not permit any lien, privilege, mortgage, pledge, charge, security interest or other encumbrance of any nature or kind to be levied against or attached to the Product.
- 8. LANDLORD APPROVAL.** Where applicable, Client shall cause or take all such steps as necessary to cause its landlord to approve the use of and installation of the Product on the premises of the Client and in connection with the business of Client. As a part of obtaining said approval, Client shall cause or take all such steps as necessary to cause its landlord execute the release attached hereto at Exhibit D, and in doing so, release Company from any and all cost, damages, claims or liabilities which may result from Client's breach of any lease or rental agreement in place between Client and its landlord as a result of the use or installation of the Product at Client premises.
- 9. USE OF UNOAPP IN CONJUNCTION WITH HARDWARE; CONTENT.** To use and access the hardware, Client shall be required to register and agree to the terms and conditions governing Company's proprietary on-site facility promotion and marketing web tools known as "UNOapp" by registering an account at www.unoapp.com and agreeing to the UNOapp Subscription License Agreement as supplied by Company. The parties agree that the terms of Schedule "A" to the UNOapp Subscription License Agreement may, if applicable apply to and override the terms of this Agreement. In the event Client wishes Company to develop any content for use on the hardware or in conjunction with UnoApp (the "Content"), Company and Client shall enter into a separate agreement governing such development and additional fees shall apply.
- 10. RESERVATION FOR COMPANY PROMOTION.** Company reserves the sole and exclusive right to promote Company's brand on the Product as displayed by Client. This reservation is separate and distinct

from Client's optional enrollment in the Marketing Subsidy.

- 11. CLIENT'S INTELLECTUAL PROPERTY.** Client grants Company a license to use, re-create, and distribute Client's intellectual property (e.g., trademarks, copyrights, trade secrets, etc.) that Client provides Company for use in connection with the Product and Services and in performance of the Agreement. Client represents and warrants that its intellectual property does not infringe on the rights of any third parties, including without limitation trademarks, copyrights, trade secrets, or rights of publicity. Client further represents and warrants that all necessary permissions and usage authorizations for all intellectual property (including without limitation all copy, graphics, logos, and names and trademarks) and any and all other supplied materials have been obtained and are hereby delegated to Company for use in performance of the Agreement. Client acknowledges and agrees that all Content posted, uploaded, transmitted, or otherwise distributed is only done with authorization by Client and that Company shall have no liability for any such Content. If Company receives any notice of alleged intellectual property infringement in connection with Client's use of the Product, Company will, without advance notice to Client, disable all access to the allegedly infringing Content and may at its sole option terminate the Agreement.
- 12. COMPANY'S INTELLECTUAL PROPERTY.** Client acknowledges and agrees that the Products and Services (including without limitation trade secrets, ideas and concepts, know-how, methods, techniques, templates, trademarks, patents, models, licenses, castings, drawings, designs and technical information, and computer software conceived, developed or reduced to practice by Company, including but not limited to the Product and Services provided in connection with the Agreement) (the "Company Intellectual Property"), with the exception of Content provided by Client, are the property of Company. Company retains exclusive rights to the Company Intellectual Property and is hereby merely granting a non-exclusive, non-transferable license to Client to use the Product and Services pursuant to the terms of the Agreement.
- 13. CONFIDENTIALITY/NONDISCLOSURE.** Client acknowledges and agrees that during the Term of this Agreement, Client may learn confidential information about Company's business, customers, vendors, finances, properties, methods of operation, computer programs, Intellectual Property and other such information, whether written, oral, electronic or otherwise. Client agrees that, except as directed by Company, it will not at any time during or after the Term of this Agreement disclose any such confidential information to any third party. Client acknowledges and agrees that it shall use Company's confidential information solely for the purposes contemplated in this Agreement. Client may only disclose Company's confidential information upon order of any competent court or government agency, provided that prior to disclosure Client shall inform Company of such order within a reasonable time to allow Company to object to such order if it desires. Client further agrees to bind its employees and subcontractors to the terms and conditions of this Agreement. At the termination or expiration of the Agreement, Client shall either return Company's confidential information in its possession, custody or control (including all copies) or shall, at Company's direction, destroy Company's confidential information in Client's possession (including all copies) and certify its destruction to Company. This paragraph shall not extend to information that has become publicly available through no fault of the Client.
- 14. COMPLIANCE WITH LAWS.** The parties shall comply with all applicable federal, state and local laws, statutes, rules, regulations, and ordinances applicable to use of the Product and Services.
- 15. COMPANY'S REPRESENTATIONS AND WARRANTIES.** Company represents and warrants: (i) the Services will be performed in accordance with the Agreement provided that Client does not improperly request or use the Services; and, (ii) the Product shall be free from defects in materials or workmanship during the Initial Term. Company shall have no obligation with respect to these representations and warranties if either the Product has been altered or modified, reinstalled, operated, repaired or maintained by anyone other than Company, or has been subjected to abnormal physical or electrical stress, misuse, negligence or accident.
- 16. LIMITATION OF LIABILITY.** IN NO EVENT WILL COMPANY BE LIABLE HEREUNDER FOR ANY SPECIAL, INDIRECT, PUNITIVE, CONSEQUENTIAL OR INCIDENTAL DAMAGES, INCLUDING, WITHOUT LIMITATION, ANY LOST PROFITS, DAMAGE TO, OR LOSS OF, ANY RECORDS OR DATA

OR ANY CLAIM OR DEMAND DUE TO ANY CAUSE WHATSOEVER, EVEN IF COMPANY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES OR SHOULD HAVE KNOWN OF SUCH POSSIBILITY. COMPANY'S LIABILITY (WHETHER IN CONTRACT, TORT, NEGLIGENCE OR BY STATUTE OR OTHERWISE) TO CLIENT OR TO ANY THIRD PARTY CONCERNING THE PERFORMANCE OR NONPERFORMANCE OF COMPANY, ITS PRODUCT, OR SERVICES SHALL NOT IN THE AGGREGATE EXCEED THE AMOUNT PAID BY CLIENT TO COMPANY FOR INITIAL FEES PLUS THE LESSER OF THE MONTHLY FEES PAID DURING THE INITIAL TERM OR THE MONTHLY FEES PAID TO THE DATE OF THE DETERMINATION OF SUCH LIABILITY. CLIENT'S EXCLUSIVE REMEDY FOR ANY CLAIM ARISING OUT OF THIS AGREEMENT SHALL BE FOR COMPANY, UPON WRITTEN NOTICE, TO HAVE THE OPPORTUNITY TO CURE THE BREACH AT ITS EXPENSE, AND FAILING THAT, THE RETURN OF FEES PAID BY CLIENT TO COMPANY FOR THE EQUIVALENT OF INITIAL FEES PLUS THE LESSER OF THE MONTHLY FEES PAID DURING THE INITIAL TERM OR THE MONTHLY FEES PAID TO THE DATE OF THE DETERMINATION OF SUCH LIABILITY. SOME JURISDICTIONS DO NOT ALLOW THESE LIMITATIONS OR EXCLUSIONS SO THEY MAY NOT APPLY TO YOU.

- 17. DISCLAIMER OF WARRANTIES.** CLIENT ACKNOWLEDGES AND AGREES THAT COMPANY CANNOT AND DOES NOT GUARANTEE THAT THE PRODUCT AND/OR SERVICES PROVIDED HEREUNDER WILL OBTAIN TANGIBLE OR QUANTIFIABLE BENEFIT FOR CLIENT. CLIENT ACKNOWLEDGES AND AGREES THAT COMPANY SHALL HAVE NO LIABILITY FOR THE FAILURE OF CLIENT AND/OR ITS FACILITY TO OBTAIN FINANCIAL, CRITICAL OR OTHER BENEFIT. CLIENT UNDERSTANDS AND AGREES THAT ALL PRODUCTS AND SERVICES ARE PROVIDED ON "AS IS" AND "AS AVAILABLE" BASES, AND TO THE FULLEST EXTENT PERMISSIBLE UNDER THE APPLICABLE LAW, COMPANY DISCLAIMS ALL WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, WARRANTIES OF TITLE, OR IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. SOME JURISDICTIONS DO NOT ALLOW THE EXCLUSION OF IMPLIED WARRANTIES, SO THE ABOVE EXCLUSIONS MAY NOT APPLY TO YOU. YOU MAY ALSO HAVE OTHER LEGAL RIGHTS, WHICH VARY FROM JURISDICTION TO JURISDICTION.
- 18. FORCE MAJEURE.** Company shall not be liable or responsible for any delay or failure to perform any part of the Agreement to the extent such delay or failure is caused by fire, flood, explosion, war, strike, labor unrest, riot, embargo, civil or military authority, accident, inability to obtain raw materials or supplies, acts or omissions of carriers, act of God, or other such contingencies beyond its control. Notice with full details of any such event shall be provided to Client as promptly as practicable after its occurrence.
- 19. MAINTENANCE.** Client shall: (i) at its own expense, take such precautions as are necessary to protect the Product from damage including (but not limited to) abuse, vandalism and graffiti, and maintain the Product in good operating condition, repair and appearance, with the sole exception allowed for reasonable wear and tear; (ii) if the Product is not operational, under the direction of Company's service department, to perform routine troubleshooting by removing cover of Product and connection the Product with a USB mouse and keyboard and if necessary, to reset the Product using the reset button, after which if the Product is not operational, to replace, or retain a qualified installer to replace, the non-operational components provided to Client by Company; (iii) not, without Company's prior consent, make any alterations, additions, accessions or attachments to the Product except for the purposes of installation and cleaning or troubleshooting (which shall be at Company's direction); and (iv) at its own expense repair or replace all components of the Product whose integrity has been compromised by the acts or omissions set forth at subsection (i) or of Client including, without limitation, the placement of stickers or posted material, graffiti and/or scratches on Product. As previously set forth in the Agreement, Company shall provide Client with access to Product key.
- 20. SUBSIDIES.** Client is entitled to receive in whole or in part, at Client's sole option, the Marketing Subsidy or any other subsidy offered by Company subject to the conditions set forth herein. Client's election to receive the Marketing Subsidy is set forth in the Agreement. The Marketing Subsidy allows Client a discount on Monthly Fees in exchange for Client providing Company and its agents with 10% of the time/space available each month on the Product. Client still reserves the right to select the appropriate campaigns to post on its Product, but in the event the 10% commitment is not fulfilled with Client-approved

Content, Company reserves the right in its sole discretion to schedule campaigns to fulfill the 10% time/space commitment. Client's entitlement to receive the Marketing Subsidy or other subsidies offered by Company is conditional upon the Client satisfying each of the following: (i) within two (2) weeks of its delivery to the Location set forth in the Agreement, the Product must be installed, connected to its power source and the Internet, and Client must have begun paying the Monthly Fees; (ii) Client's Content must have been delivered to Company in accordance with Company's two-week production schedule or another production schedule must be agreed to in writing by Company, in Company's sole discretion; (iii) Client's Content must at all times be current and represent Client's latest menu items, specials and promotions; and (iv) at a minimum Client must update the images and if appropriate, its menu items, and promotions at least once every three (3) months.

- 21. INDEMNIFICATION.** Client agrees to hold Company harmless and fully indemnify Company against all actual or threatened claims, including, without limitation, costs, reasonable attorneys' fees and expert witnesses' fees incurred in connection with such claims, made by third parties (including Client's employees) related to (i) Client's business operations; (ii) Client's intellectual property or other materials submitted by Client to Company; (iii) activities Company undertakes at Client's request or instruction; (iv) Client's breach of this Agreement; (v) any personal injury or property damage or other commercial loss arising from the delivery, installation, use, operation, condition, return, removal and re-delivery of the Product; (vi) any use or operation of the Product by the Client that infringes another's intellectual property rights; (vii) any defamatory, offensive, illegal posting on or through the Product by Client, its directors, officers, employees, agents, affiliates, or consultants; or (viii) the impairment, disappearance, damage or destruction of the Product.
- 22. INSURANCE.** Client shall, during the Term of the Agreement maintain, at Client's sole expense, (i) insurance against the loss, theft or damage to the Product for its full replacement value, naming Company as loss payee and waiving subrogation against Client; (ii) public liability and property damage insurance of at least \$2,000,000 per occurrence naming Company as additional insured with endorsements: (a) that Company shall be given 30 days written notice before it is materially altered or canceled; (b) the insurance is primary and not contributory, and (c) Company's interest shall not be invalidated or otherwise adversely affected by any act or omission of Client or its agents, servants or employees. Client shall deliver a copy of such policy upon the request of Company.
- 23. DEFAULT.** A party shall be in default upon the occurrence of any of the following (each, an "Event of Default"): (i) Client fails to pay when due any amount due and owing Company under the Agreement; (ii) Client remains in default of any term, covenant (other than covenant to pay) or condition of the Agreement five (5) days after delivery by Company to Client of notice of such default; (iii) insurance to be carried by Client under the Agreement is, for any reason, canceled, to be canceled, or altered; (iv) the Internet remains unconnected between Product and Company for a period of 72 hours; or (v) a party makes an assignment for the benefit of its creditors, or a proceeding in bankruptcy, receivership or insolvency is instituted against such party or its property, or such party ceases to carry on business. Upon an Event of Default attributable to Client, Company may, in its sole discretion and in addition to its rights under Sections 5 and 6 hereof: (a) take possession of Product without demand, notice or legal process; or (b) whether or not the Agreement has been or deemed, at law or in equity, to have been terminated, commence proceedings to recover damages.
- 24. LATE CHARGES AND INTEREST.** Client shall pay an administrative fee on any invoices declined or past due under this Agreement at a rate of fifty dollars (\$50.00) per overdue invoice.
- 25. ASSIGNMENT AND SUBLET.** Client shall not, without Company's prior written consent, assign any rights or obligations under the Agreement or give up possession of or sublet the Product. Company may assign, in its sole discretion and without advance notice to Client, the Agreement and its rights and interest in the Agreement. Upon Company's assignment Company shall be released of all obligations and liability under the Agreement. Though Client's consent to Company's assignment is not necessary, Client hereby

consents to and waives notice of such assignment.

- 26. SUCCESSORS.** The Agreement shall inure to the benefit of and be binding upon the successors and assigns of Company, and the heirs, executors, administrators, successors and permitted assigns of Client.
- 27. APPLICABLE LAW.** Every proceeding in connection with or relating to this Agreement, including without limitation its enforceability shall be submitted to the exclusive jurisdiction of the courts of Ontario or if applicable, the Federal Court of Canada and neither the Client nor anyone on behalf of the client may commence in, or request, that any proceeding be brought or moved to another jurisdiction.
- 28. NOTICES.** Any and all written notices or other written communication provided for herein shall be given in writing on a business day, delivered either personally or via facsimile transmission addressed to the party at the applicable address or facsimile number provided in the Agreement. Any notice given by personal delivery will be deemed to have been received on the day of actual delivery if a business day, and if not, then on the business day next following the day of actual delivery, and if transmitted via facsimile before 3:00 p.m. (local time of recipient) on a business day, will be deemed to have been received on that business day, and if transmitted by facsimile after 3:00 p.m. (local time of recipient) on a business day or any other day, then on the business day next following the day of transmittal.
- 29. INDEPENDENT CONTRACTOR.** For purposes of the Agreement, Company is an independent contractor and nothing in the Agreement shall create, or be construed to create, any agency, partnership, joint venture or other form of joint enterprise between Company and Client.
- 30. ATTRIBUTION.** Company may identify Client as a client of Company and may describe generally the Product and Services on Company's website and in all other Company marketing materials.
- 31. INTERPRETATION AND SEVERABILITY.** If any provision of the Agreement is held to be invalid, void, or unenforceable, the remaining provisions shall nevertheless remain in full force and effect. The language of the Agreement shall be construed as a whole according to its fair meaning, and not strictly for or against any of the parties hereto.
- 32. INTEGRATION.** The Agreement (which, as previously defined, includes both the Agreement and this General Terms) and the UNOApp Subscription License Agreement (including any Schedules forming a part thereof) constitutes the entire agreement between the parties. No prior or contemporaneous written, oral, or electronic representation form a part of the Agreement, and the Agreement supersedes all prior and contemporaneous electronic, oral, and written agreements, negotiations, and representations between the parties relating to the subject matter of the Agreement. For the sake of clarity, in the event that a prior Agreement has been entered into between Company and Client wherein there is no language addressing automatic renewals of this Agreement, the terms of this Agreement shall override the terms previously agreed to and the Term of said prior agreement shall renew automatically in accordance herewith.
- 33. NO WAIVER.** The failure of either party at any time to enforce any right or remedy available to it under the Agreement with respect to any breach or failure by the other party shall not be construed to be a waiver of such right or remedy with respect to any other breach or failure by the other party.
- 34. NO THIRD PARTY BENEFICIARIES.** The Agreement is not intended to, and shall not be construed to provide any rights, remedies or benefits to or for any person or entity not a party to the Agreement.