



SUNSHINE SUITES LICENSEE DISCLOSURE AGREEMENT

_____, of _____, a
_____ (Corporation) (LLC) (PARTNERSHIP) (SOLE PROPRIETORSHIP),

acknowledges the following information has been disclosed and he or she understands said information and that it has legal ramifications that he or she should discuss with his or her attorney if necessary:

Each "Shiner" is a licensee. A licensee is not a tenant and being a shiner does not create a landlord tenant relationship between the Shiner and Sunshine Realty Management, LLC. Shiners have a license to use Sunshine Realty Management, LLC facilities and spaces but it is a revocable license which can be terminated at anytime.

Being a Licensee has a very important meaning in the law. It means that there is no landlord tenant relationship between the parties. The License agreement between Sunshine Realty Management and Shiners states that the Shiner is not a tenant. He or she does not have a lease. A lease would bind both parties into a landlord tenant relationship for quite some time. The license agreement eliminates such long term relationships and allows the Shiner to leave without having to break a long term lease.

Having a license agreement rather than a lease and making Shiners licensees allows us to provide an amazing set of services for a small amount of money. Our rates are some of the best and allowing both parties to avoid long term contracts and commitments and being upfront about the licensor-licensee relationship allows us to continue to provide exceptional services to Shiners at all of our locations.

I acknowledge that I have been informed and agree to the fact that I and my company are licensees and not tenants. I acknowledge and agree to the fact that there is no landlord tenant relationship between Sunshine Realty Management, LLC and Myself or my company. I also represent that I am qualified and authorized to make these representations and that I am authorized to enter into a license agreement with Sunshine Realty Management, LLC and to bind myself and/or my company contractually.

Acknowledged by:

Name

Company

Position

Signature

Date