

EXHIBIT 3

SUB-LEASE AGREEMENT

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRISON

THIS AGREEMENT OF LEASE, made this 13th day of May, 2018, by and between Kurt Truelove, known herein as "Lessor", and AGIS Software Development LLC, known herein as "Lessee".

The terms Lessor and Lessee shall be construed in the singular or plural number according as they respectively represent one or more than one person.

WITNESSETH, that the said Lessor does by these presents lease and demise unto the said Lessee the following described property to-wit:

One office located in the northernmost section of the building that is situated at 100 West Houston St., Marshall, Texas 75670.

The term of this lease shall be from June 1, 2018 through May 31, 2019 The rental for use of the above premises during said term shall be \$200.00 which shall be and is paid to Kurt Truelove in twelve (12) equal monthly rental payments of \$200.00 each, with the 1st monthly rental payment of due on the execution date of this sub-lease agreement. Monthly payments are thereafter due on the 1st day of each calendar month hereafter until twelve (12) such payments have been paid. This lease agreement is made upon the following conditions and covenants:

1) That Lessee will quietly deliver up said premises on the day of the expiration of this lease, in as good condition as the same were in when received, reasonable wear and tear thereof excepted.

2) That said premises shall be used for the purpose of maintaining a business and for no other purpose.

3) That Lessee will not sub-let said premises, or assign this lease or any part thereof, to any person or persons whatsoever, without the prior written consent of said Lessor.

4) That on failure to pay the rent, as aforesaid, or comply with any of the foregoing obligations, or in violation of any of the foregoing covenants, the Lessor may declare this lease forfeited at his discretion and he shall have the power to enter and hold, occupy and repossess the entire premises herein before described as before the execution of these presents.

5) No pets will be allowed inside the premises at anytime.

6) Lessee is permitted to use any furniture that is present in said space, and may also add additional furniture to its area described above. Furthermore, Lessee may utilize any conference rooms in the building for meeting purposes throughout the duration of this sub-lease agreement, subject to availability.

DURING THE TIME IN WHICH LESSEE OCCUPIES THE PREMISES, EITHER LAWFULLY OR OTHERWISE, THEY SHALL FULLY INDEMNIFY AND SAVE LESSOR HARMLESS FROM ANY HARM, DAMAGE, NEGLIGENCE OR LIABILITY INCURRED SOLELY OR PARTLY BY THE ACTS OR OMISSIONS OF LESSEE, THEIR CHILDREN, AGENTS, EMPLOYEES, SERVANTS, VENDEES, VENDORS, INVITEES, GUESTS, SUCCESSORS AND ASSIGNS.

Notices:


Any notices given by either party hereto to the other party shall be in writing and shall be sent by registered or certified mail addressed to the other party at the following addresses. All communications shall be deemed given on the date of mailing with proper postage affixed.

LESSOR: Kurt Truelove
Truelove Law Firm, PLLC
P.O. Box 1409
Marshall, Texas 75671

LESSEE: AGIS Software Development LLC
100 West Houston St.
Marshall, TX 75670

s/ Kurt Truelove
Kurt Truelove, for Lessor Date

AGIS Software Development LLC

By: 
Malcolm K. Beyer, Jr. CEO, for Lessee
Date May 13, 2018