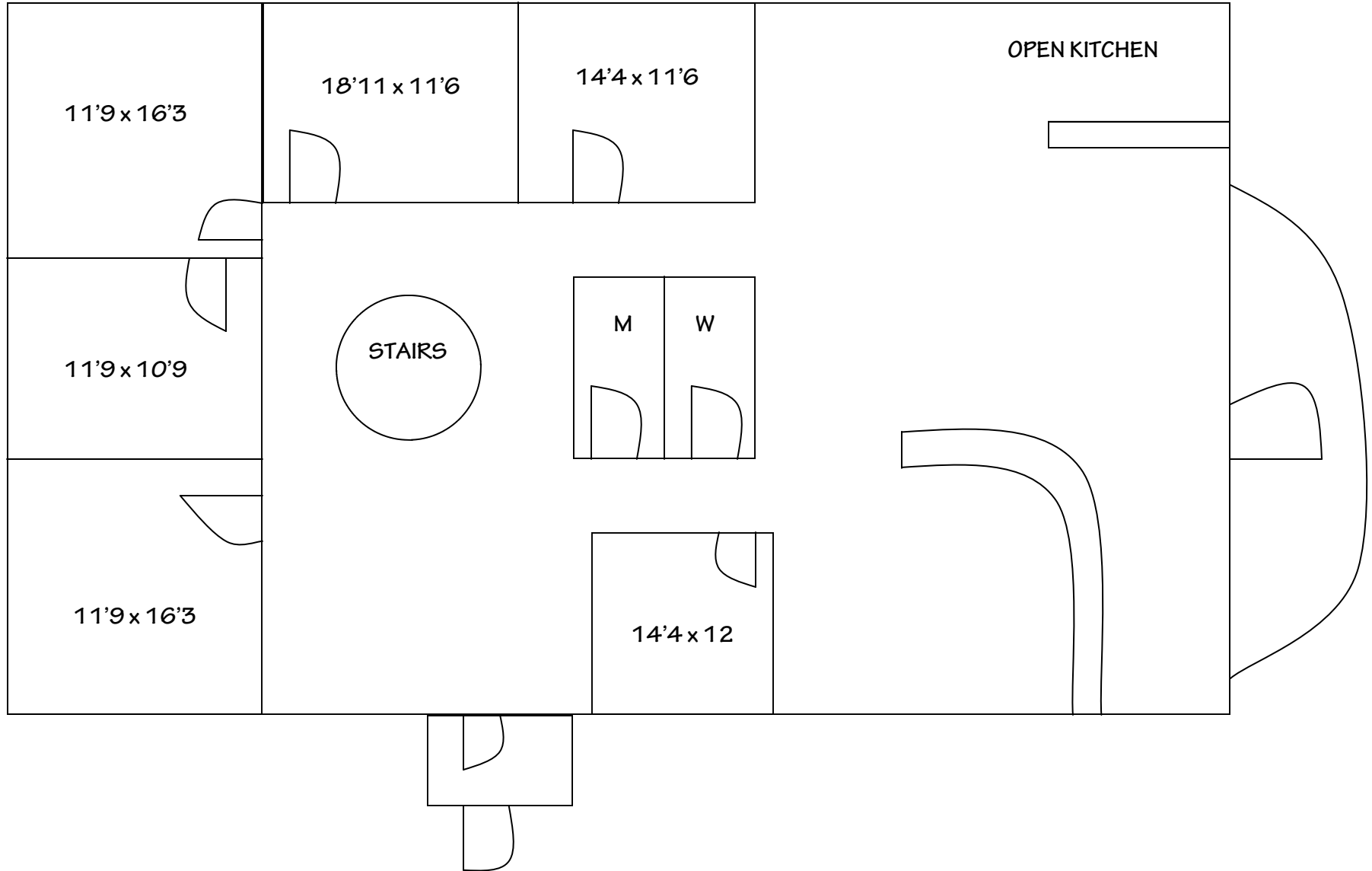


1369 SPRING STREET
4,200 SQ FT

90'

46'





City Realty Advisors, LLC
888 3rd Street NW
Atlanta, GA 30318
(404) 607-8171 - Telephone
(404) 606-0322 - Cell

August 27, 2007

**RE: 1369 Spring Street
Atlanta, GA 30309**

Property: The property consists of a 4,200 sq ft building, known as 1369 Spring Street. Located on the northeast corner of 17th and Spring Streets, this all brick and block building has 16ft ceilings, spiral duct work and two sets of bathrooms. The location is within walking distance to Atlantic Station and Midtown, and is highly visible. **“Due to parking limitations and liquor licensing regulations the building cannot be used as a restaurant.”**

Landlord: Spring Three, LLC

Tenant: _____

Building: 1369 Spring Street
Atlanta, GA 30309

Premises: Approximately 4,200 rentable square feet RSF

Traffic Count: 17,560 Average Daily Vehicles on Spring Street
6,500 Average Daily Vehicles on 17th Street

Lease Commencement Date: October 1, 2007

Term: 5 Years

Rental Rate: \$7000.00 per month

Annual Increase: Tenant shall pay an annual four (4%) percent base rental rate increase after the first year of the lease and any increases in taxes over a 2007 base year.

Security Deposit: \$10,000

Delivery of Premises: Landlord shall deliver the space as is.

Landlord Buyout Option: After 24 months, the Landlord, has the right to terminate the lease, by providing Tenant with six months notice and the payment of \$40,000.

Additional Charges Tenant will be responsible for it's own utilities and janitorial. Landlord will pay real estate taxes and property insurance and provide a dumpster at no cost to Tenant.

Parking: Tenant shall be provided 10 parking spaces at not cost to Tenant.

Access: Tenant shall be allowed access to premises at all times, 24 hours a day.

Usage: Space shall be utilized for general business purposes only.

Sublease & Assignment: Tenant shall not sublease without Landlord's prior written consent.

Signage: Landlord shall permit Tenant to install Tenant's name on the building. Size, location and design are subject to city building and zoning ordinances and the reasonable approval of Landlord.

Maintenance: Landlord shall maintain the roof and structure of the building and keep them in good working order. Tenant shall be responsible for maintenance of systems and the repair of such in the event they require maintenance including maintaining a maintenance contract for HVAC system.

Broker Representation: Tenant acknowledges that no other broker is involved in this transaction other than City Realty Advisors, LLC. City Realty Advisors will be paid under a separate agreement with the Landlord.

Sincerely,

CITY REALTY ADVISORS

Timothy S. Holdroyd
President

Approved By:

By: _____

Date: _____

Spring Three, LLC

By: _____

Date: _____