

November 1st, 2007

tim@cityrealty.net

(404) 606 - 0322

Letter of Intent

Thank you for your interest in 3124 Plant Street, East Point, Georgia 30344. The following sets forth the basic economic terms on which the Landlord is willing to lease the Property. This letter is not intended to be a binding contract, a lease or an offer to lease but is intended only to provide the basis for negotiation of a lease between the Landlord and Tenant.

LANDLORD: Plant Street, LLC

TENANT: _____

PROPERTY: 3124 Plant Street is a 17,500 sq. ft building on 31,500 sq. ft. of land zoned I1. The back 7,500 sq. ft is leased and occupied by American Sheet Metal Company, owned by Morgan Allison who also manages the property for ownership.

PREMISES: The premises consist of 10,000 sq. ft facing Plant Street. The space has 14 ft ceilings one front door and one dock high 10 X 10 door. Of the 10,000 sq. ft. 650 ft. are offices, kitchen, bathrooms and a break area. The space has a 400 AMP panel that delivers 240 volt 3 phase power that is well distributed. The space is also fully lined for pneumatic power.

TERM: 5 Years

COMMENCEMENT DATE: December 1, 2007

RENTAL COMMENCEMENT DATE: January 1, 2008.

RENTAL RATE: \$3,000 per month

RENTAL RATE INCREASES: 4% annually

SECURITY DEPOSIT: \$3,000.00

SIGNAGE: Tenant can place its signage on any part of its premises subject to zoning and local regulations. Tenant may not place sign on the roof

ANNUAL OPERATING EXPENSES: Tenant will arrange to be billed for and pay its own utilities, including but not limited to: gas, water, sewer and electricity. Landlord will be responsible for the payment of property taxes and building insurance. Landlord will also be responsible for the roof and structure of the building and any landscaping costs associated with the property. At the end of each lease year, Tenant will pay any increases in real estate taxes and insurance over the 2007 base year expenses incurred by Landlord.

TENANT IMPROVEMENTS: Negotiable dependant upon use and credit of the Tenant

PARKING: 12 parking spaces on the Property.

MOVE IN CONDITIONS: The Tenant's Property shall be cleaned at the Landlord's sole cost and expense prior to the Tenant's move into the Property.

GUARANTY: _____

ACCESS: The Tenant, its employees, and visitors shall be allowed seven (7) day per week, twenty-four (24) hour per day access to the Property throughout the lease period.

BROKERAGE: The Landlord is exclusively represented by City Realty Advisors, LLC in this transaction and will be compensated under a separate agreement.

This proposal is submitted for your review and consideration and is subject to final review and approval of all terms and conditions of the lease.

Please indicate your acceptance of these terms by executing the signature block below and returning a copy within three (3) business days.

Agreed this _____ day of _____ 2007.

By: _____
Tenant:
Name:

By: _____
Landlord: Plant Street, LLC
Name: Mr. Timothy Holdroyd
Managing Member