



City Realty Advisors, LLC

888 3rd Street NW

Atlanta, GA 30318

Phone: (404) 607-8171

Fax: (678) 904-0556

November 2007

RE: 878 3rd Street

Thank you for your interest in 878 Third Street. The following sets forth the revised basic economic terms on which the Owner is willing to lease the Premises. 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 Owner and Tenant.

LANDLORD: Third-Marietta, LLC a Georgia Limited Liability Company

MANAGED BY: JAMCO Properties, Inc.

TENANT: _____

PREMISES: 878 Third Street, Fulton County, Georgia. Office space consisting of 2,987 rentable square feet.

TERM: Five (5) Years

LEASE
COMMENCEMENT DATE: January 1, 2008

RENTAL
COMMENCEMENT DATE: January 1, 2008

BASE RATES: \$18.50 per square foot

ESCALATIONS: Three percent (3%) annually

ADDITIONAL RENT: Tenant shall be responsible for its own electricity and it's pro rata share of the actual the actual water and sewer charges, which will be billed by Landlord. Tenant shall pay its pro rata share of Common Area Expenses, which are fifty (50) cents per square foot annually; and pro rata share increases in Real Estate Taxes and Property Insurance over the base year of 2007.

TENANT IMPROVEMENTS: The space is in as-is condition.

PARKING: Tenant shall be provided parking spaces at no 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:

Third-Marietta, LLC

By: _____

By: _____

Date: _____

Date: _____