

Letter of Intent

Thank you for your interest in 955 Marietta. The following sets forth the 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: 955 Marietta Street, Fulton County, Atlanta, Georgia 30318. Retail space consisting of 3,173 rentable square feet.

TERM: Sublease through June 30, 2010.

RENEWAL OPTION: Two 3-year options at market rates.

COMMENCEMENT DATE: February 2008

RENTAL COMMENCEMENT DATE: February 2008

BASE RATES:

February 2008- June 2008	\$4,000.00/Month
July 2008-June 2009	\$4,160.00/Month
July 2009-June 2010	\$4,326.40/Month

COMMON AREA MAINTENANCE \$1.50 per square foot per year

ESCALATIONS: 4.0% annually

ADDITIONAL RENT: Tenant shall be responsible for its own electricity and it's pro rata share of the actual water and sewer charges, which will be billed by Landlord. Tenant shall pay its pro rata share of Common Area Expenses and increases in Real Estate Taxes and Property Insurance over the base year of 2008.

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

PARKING: Landlord shall provide Tenant with seven (7) reserved parking spaces. Said Parking shall be free of charge for visitors and employees for the lease Term.

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

SECURITY DEPOSIT: \$4,000

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

GUARANTEE: Personal Guarantee

BROKERS: City Realty Advisors represents the Landlord in this transaction and will be paid by Landlord pursuant to 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.

Sincerely,

City Realty Advisors

Agreed this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

By: \_\_\_\_\_

Tenant: \_\_\_\_\_

Title: \_\_\_\_\_