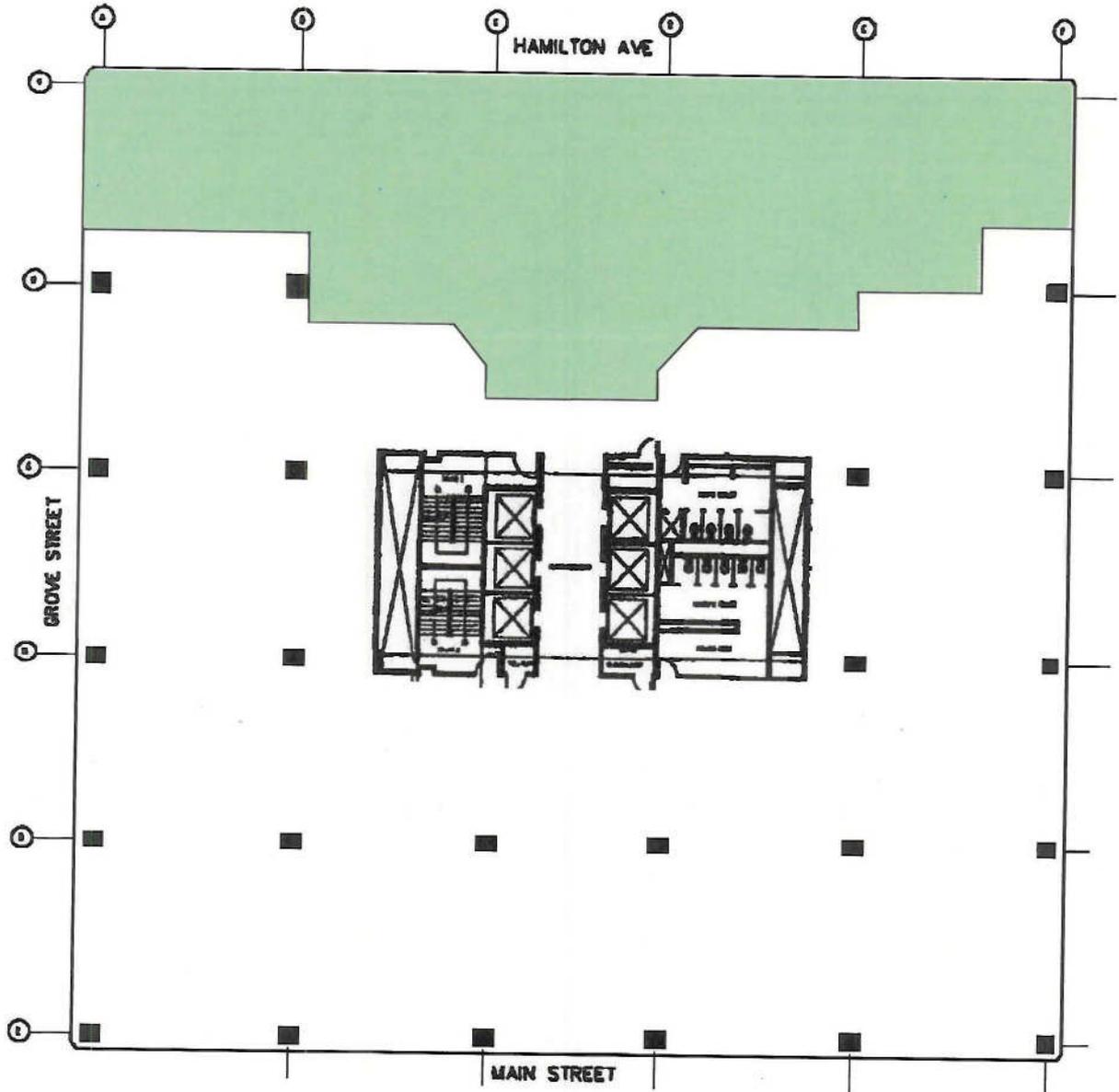


**EXHIBIT A**



**PORTION OF THE 17TH FLOOR  
BERMAN, BAVERO, FRUCCO & GOUZ  
(NOT TO SCALE)**

BASIC LEASE TERMS  
AUTHORITY TO BERMAN BAVERO FRUCCO & GOUZ P.C.

Exhibit B

Premises:	7,814 rsf total (approximately)
Term:	Existing lease expires September 30, 2009 Lease to be extended an additional five years to September 30, 2014
Electric:	October 1, 2009 to September 30, 2012 \$2.75/sf or \$21,488.50 annually October 1, 2012 through September 30, 2014 \$3.00/sf or \$23,442.00 annually
Base Annual Rentable Rate:	October 1, 2009 through September 30, 2010 \$179,722.00 per annum October 1, 2010 through September 30, 2011 \$183,629.00 per annum October 1, 2011 through September 30, 2012 \$187,536.00 per annum October 1, 2012 through September 30, 2013 \$191,443.00 per annum October 1, 2013 through September 30, 2014 \$195,350.00 per annum
Landlord's Contribution to Tenant's Work:	None
Escalations:	Proportionate share of increases in real estate taxes over a base year of 2009. Proportionate share of increases in operating expenses over a base year of 2009.
Parking:	Landlord to make available to tenant four (4) reserved parking spaces at a monthly cost of \$95.00 and twelve (12) non-reserved parking spaces at a monthly cost of \$75.00 each subject to increase over the extension term.