

OCT-12-2007 FRI 03:24 PM City Of Toronto

FAX NO. 4163921880

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SCHEDULE "A"



Joe Casali
Director
Real Estate Services

Facilities & Real Estate
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55 John Street
Toronto Ontario M5V 3C6

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Email: jcasali@toronto.ca

October 12, 2007

Stanley Yoon
1133708 Ontario Limited
100 Bannoor Boulevard
Toronto, Ontario
M1J 2Z6

Dear Mr. Yoon:

Re: Lease Ground Floor Space at 111 Wallesey Street East- File No. 2026. WES

This is further to our discussions today with you regarding the subject property and lease.


I am prepared to recommend to the relevant City Authorities a renewal of the subject lease from April 1, 2008 to March 31, 2013 on the same terms and conditions as the existing lease with the exception of the revised rental rate for the term of the lease as follows:

1. Net Rent- \$2,000.00 net per month for the term lease
2. Lease Term- five (5) years from October 1, 2007 to September 30, 2012. GST is payable by 1133708 Ontario Limited on all elements of rent, including realty taxes, as applicable.
3. The Lessee shall have the option to renew the subject lease for a further five (5) year term at a rental rate to be negotiated at such time subject to a termination clause of one (1) year to be served by the City in writing to the lessee.
4. All other terms and conditions of the existing lease are to remain the same.

If the above terms and conditions are acceptable to you, please indicate so by signing and returning one (1) fully executed copy of this letter as soon as possible.

This offer will be open for acceptance by until noon October 19, 2007 failing which it shall become null and void.

Yours Truly,


Raymond Kessler
Manager, Leasing and Site Management

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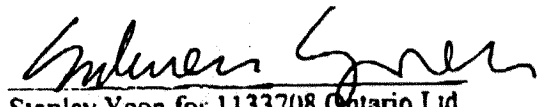
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KW

On behalf of 1133708 Ontario Limited, I agree to the renewal of the lease with the City of Toronto for the space set out in this letter subject to the terms and conditions contained herein.

Oct 17, 2007

Date



Stanley Yoon for 1133708 Ontario Ltd.
(I have authority to bind the Corporation)