

Curtis Properties Group, LLC

34244 Woodward Avenue
Birmingham, MI 48009
(248) 723-9400

February 15, 2006

6870 Tienken, LLC

Dear Sirs:

Curtis Properties Group, LLC is committing to leasing approximately 6,000 square feet of space in the Papa Joe's development on Tienken and Rochester Roads to 6870 Tienken, LLC for a Tom's Oyster Bar. Terms are \$25.00 per square foot NNN. This is contingent on Tom's Oyster Bar receiving a Class C Liquor License from City of Rochester Hills.

Yours truly,



Tony Curtis