



Concept 2 Towers
2290 10 Ave North- Suite 408
Lake Worth, Fl 33461

October 15, 2010

Broward School Board
Director of Growth Management

Dear Mr Akagbosu:

On November 16, 2000, Mortgage Systems International, LLC (MSI) entered into a lease agreement with ACP Office I, LLC to occupy 22,294 square feet within the office building designated as Building H.

On June 5, 2007, MSI entered into a sublease agreement with The School Board of Broward County, Florida commencing forty-five days after execution of the lease agreement and ending automatically on November 15, 2010. The sublease agreement, prepared by MSI, interpreted the expiration date as ten year after the commencement date or November 15, 2010 and Stiles actually signed off on that date in their consent to the sublease. But then Stiles informed us recently that the actual end date is November 30, 2010.

The intent behind the sublease agreement was to extend until the end of the lease agreement and not until Nov 15, 2010. Please excuse us for the misunderstanding as we believed that the lease ended on Nov 15, 2010.

We understand that the new lease agreement between Stiles and SBBC commencing on January 1, 2011 contains a section providing for collection of rents and operating expenses for the 22,294 square foot MSI space for the month of December 2010. As far as Stiles is concerned, their Lease Agreement was through November 30, 2010 and thus Stiles are invoicing us and we are paying to them a full month's rent for November, half of which (November 1 - 15th) is already paid in part by SBBC's scheduled \$18,632.63 lease payment to MSI.

I believe we both want to extend the sublease until Nov 30, 2010. We have sent already an invoice to Ms Marchetti for that 15 day extra period. This should resolve the issue for both parties. Again please excuse us for the misunderstanding.

Sincerely

A handwritten signature in black ink, appearing to read 'Harold Freiman', written over a horizontal line.

Harold Freiman, President MSI LLC
954-684-8538