

MILLAU, INC
Assumed Umami lease

<u>Rent Schedule</u>		<u>Rent Increase</u>	<u>Annual Rent</u>	<u>Security Deposit</u>	<u>S/D Increase</u> 3 X rent increase
1	6/1/2008 5/31/2009	\$ 4,301.00	\$ 51,612.00	\$ 13,988.96	
2	6/1/2009 5/31/2010	\$ 7,500.00 4/30/	\$ 3,199.00 \$ 90,000.00	\$ 22,500.00	\$ 8,511.04
3	6/1/2010 5/31/2011	\$ 7,725.00 4/30/	\$ 225.00 \$ 92,700.00	\$ 23,175.00	\$ 675.00
4	6/1/2011 5/31/2012	\$ 7,956.75	\$ 231.75 \$ 95,481.00	\$ 23,870.25	\$ 695.25
5	6/1/2012 5/31/2013	\$ 8,195.45	\$ 238.70 \$ 98,345.40	\$ 24,586.35	\$ 716.10
6	6/1/2013 5/31/2014	\$ 8,769.13	\$ 573.68 \$ 105,229.56	\$ 26,307.39	\$ 1,721.04
7	6/1/2014 5/31/2015	\$ 9,032.20	\$ 263.07 \$ 108,386.45	\$ 27,096.61	\$ 789.22
8	6/1/2015 5/31/2016	\$ 9,303.17	\$ 270.97 \$ 111,638.04	\$ 27,909.51	\$ 812.90
9	6/1/2016 5/31/2017	\$ 9,582.27	\$ 279.10 \$ 114,987.18	\$ 28,746.80	\$ 837.29

LEASE MODIFICATION AGREEMENT

Reference is made to certain lease between Century Realty, Inc., as Agent for having offices at 140 Fulton Street, 5th Floor, New York, New York, NY 10038, 253 Church Street (hereinafter "LANDLORD"), and Susumu Yonaguni, Cheong Jamie Byun Oh, Dong Han Kim and Hyang Hwa Lim Kim, (hereinafter "TENANT") as Tenant dated June 30, 1998. (hereinafter collectively referred to as "THE LEASE") whose terms are incorporated herein by reference.

For consolidation, the value and receipt of which is acknowledged by LANDLORD and TENANT, THE LEASE is modified as is specifically set forth herein.
FROM 6/01/2009 Hyang Hwa (Lim) Kim is the only Tenant.


1. Effective date of this Lease Modification August 4, 2008.

<u>2. Year/Term:</u>	<u>Base Month Rent:</u>	<u>Base Annual Rent</u>
6/01/2008-5/31/2009	\$4,301.00	\$51,612.00
6/01/2009-5/31/2010	\$7,500.00	\$90,000.00
6/01/2010-5/31/2011	\$7,725.00	\$92,700.00
6/01/2011-5/31/2012	\$7,956.75	\$95,481.00
6/01/2012-5/31/2013	\$8,195.45	\$98,345.40
6/01/2013-5/31/2014	\$8,769.13	\$105,229.57
6/01/2014-5/31/2015	\$9,032.20	\$108,386.44
6/01/2015-5/31/2016	\$9,303.17	\$111,638.03
6/01/2016-5/31/2017	\$9,582.26	\$114,987.16

3. All other terms and condition under above references lease will remain the same except as noted above.

4. LANDLORD and TENANT agree that subject to the specific modifications contained herein, THE LEASE as written continues to full force and effect.

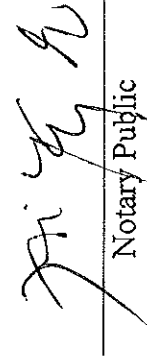
5. Tenant acknowledges execution and delivery of this modification.


CENTURY REALTY INC.


TENANT

STATE OF NEW YORK
COUNTY OF NEW YORK ss:

On the 8th day of Aug., 2008, before me personally came Hyang Hwa Lim Kim to me known to be the individual described in and who executed the forgoing instrument, and acknowledged that he executed the same.


Notary Public

TAI YONG CHO
NOTARY PUBLIC, STATE OF NY
WESTCHESTER COUNTY
NO. 4757381 EXP 11/30/2010

ASSIGNMENT AND ASSUMPTION OF LEASE

The parties agree as follows:

December 2008

Assignor: Unami Corp.

Address: C/O TAI CHO, ESQ., 445 5th Ave., Suite 9E, NY, NY 10016

Assignee: MILLAU, INC.

Address: 350 5th Ave., Suite 5715, New York, NY 10118

If there are more than one Assignor or Assignee, the words "Assignor" and "Assignee" shall include them.

Lease
assigned:

The Lease which is assigned herein is indentified as follows:

Landlord SABRA ASSOCIATES, 140 Fulton St., NY, NY 10038

Tenant SUSUMU YONAGUNI ET AL

Date June 30, 19 98 Premises: South Store & Basement at

253 Church St., NY, NY 10013

(This Lease was recorded on

of the County of

in liber

of conveyances, at page

* The original lease was assigned to Unami Corp. on July 13, 1998
and modified on September 19, 2002 and further modified on
Aug. 4, 2008.Landlord hereby consents to this Assignment
and Assumption of Lease acknowledging that
Original Lease dated 6-30-1998* is in
full force and effect and all the rents and
additional rents have been paid current.

Landlord:

Dated: 12/11/08

Consideration:

Assignor has received ten

(\$ 10.00) dollars

and other good and valuable consideration for this Assignment.

Assignment:

Assignor assigns to the Assignee all the Assignor's right, title and interest in a) the Lease and b) the security deposit,
if any, stated in the Lease.

Assumption:

Assignee agrees to pay the rent promptly and perform all of the terms of the Lease as of the date of this Assignment.
Assignee assumes full responsibility for the Lease as if Assignee signed the Lease originally as Tenant.

Indemnity:

Assignee agrees to indemnify and hold Assignor harmless from any legal actions, damages and expenses, including legal
fees that the Assignor may incur arising out of the Lease.Benefit to
landlord:

Assignee agrees that the obligations assumed shall benefit the landlord named in the Lease as well as the Assignor.

Assignor's
statements:Assignor states that Assignor has the right to assign this lease and that the premises are free and clear of any judgments,
executions, liens, taxes and assessments.Assignee's
statement:

Assignee states that Assignee has read the Lease and has received the original or an exact copy of the Lease.

Successors.

This assignment is binding on all parties who lawfully succeed to the rights or take the place of the Assignor or Assignee.

Margin
headings:

The margin headings are for convenience only.

Signatures:

The Assignor and Assignee have signed this Assignment as of the date at the top of the first page.

WITNESS

ASSIGNOR, UNAMI CORP.

By: Hyang Hwa Lim Kim, Pres.

ASSIGNEE MILLAU, INC.

By: Miyo Yoo, Pres.