

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, 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.

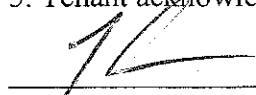
1. Effective date of this Lease Modification August 4, 2008.

<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.

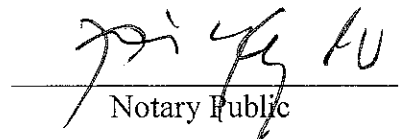
5. Tenant acknowledges execution and delivery of this modification.


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