

Plaza Luisa

1300 Luisa Street, Suite 2

Lease Summary

We appreciate your interest in evaluating the leasing opportunity we have available. I have prepared a proposal of the general economic terms that we would consider for a conventional lease. Please note that no lease at Plaza Luisa is effective unless and until a definitive lease agreement is signed by the Landlord and Tenant. Pending such signed lease agreement we will continue to market the space to all interested parties.

We would propose to lease to you the space located at 1300 Luisa Street, Suite 2, Santa Fe, New Mexico under the following general terms and conditions.

1. Lease Term – 3 Years
2. Approximate Leasable Area – 1,060 Square Feet
3. Lease Rate:
 - 1st Year \$1,775.00 per month
 - 2nd through 3rd Year: Prior Year Rate adjusted by the Consumer Price Index with a minimum 3.5% annual increase
4. Landlord shall pay, at Landlord's expense, all gas, electric, water, sewer, refuse and real estate taxes, general liability insurance, property management, and HVAC maintenance, not to exceed \$8.00 per square foot per year. Tenant shall pay its pro-rata share of any excess costs based on total leasable square footage of the property.
5. Tenant shall pay at Tenant's sole expense, all telephone, janitorial costs and interior maintenance costs serving the lease space.
6. Ample parking on property and street parking in front of Premises.

We hope that we have addressed all the points you need to analyze this opportunity. We have attempted to summarize the primary economic terms for a lease. Please let us know if there is any additional information that is required on your part. We are very pleased to have you consider Plaza Luisa.

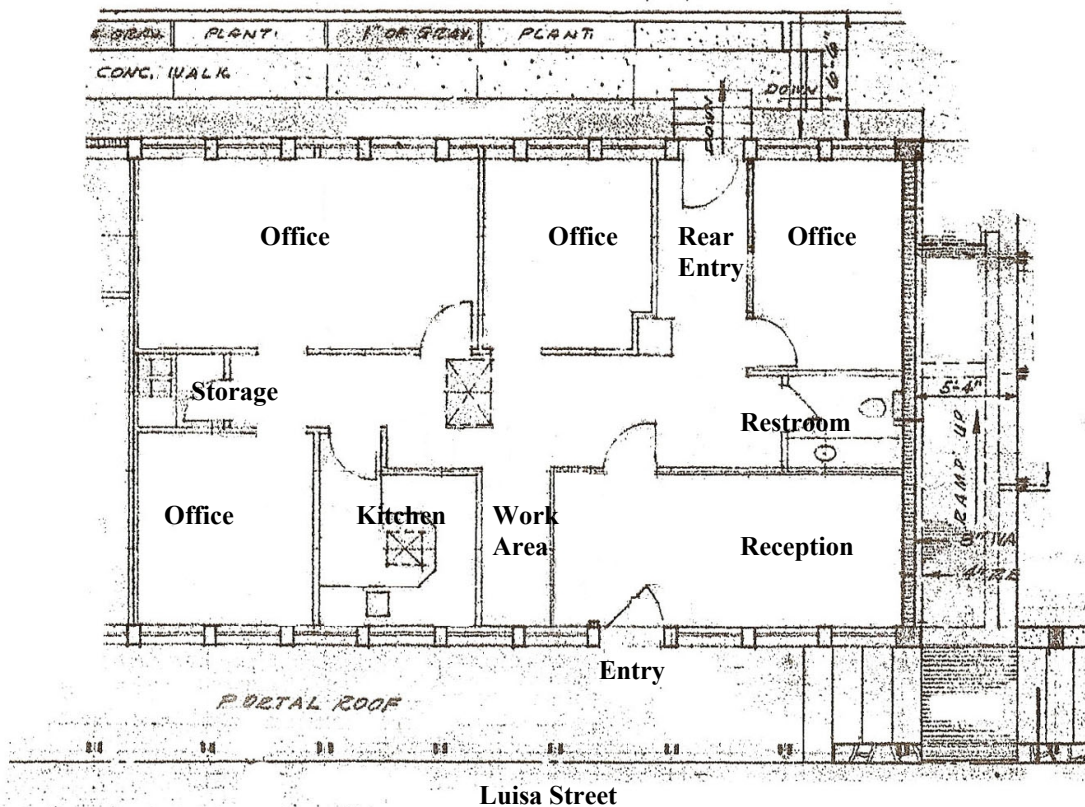
OBERSTEIN
PROPERTIES, INC.

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Not to Scale