

Letter of Intent to Rent Commercial Space

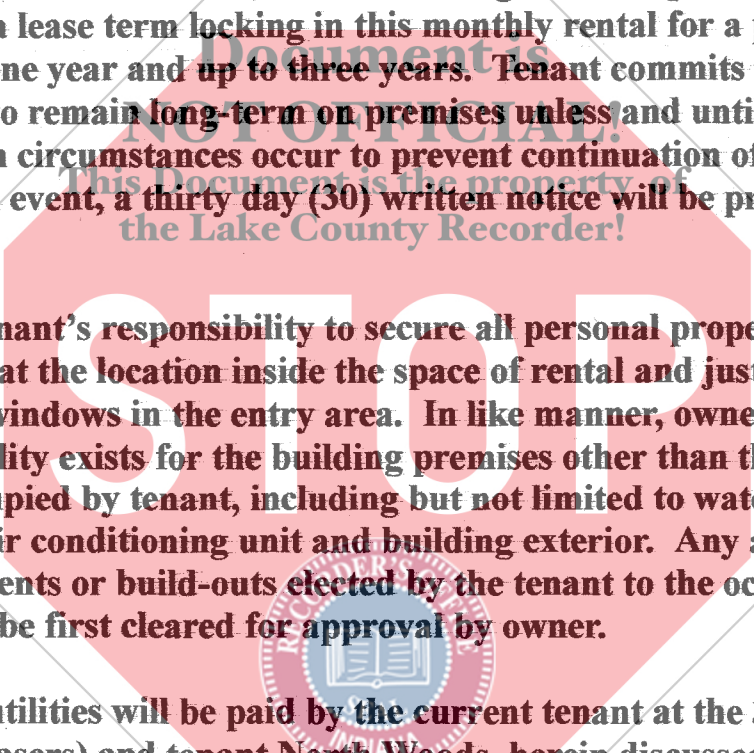
This agreement by and between Marilyn Finan (owner) and North Woods Cottage Collections, (Kathleen Mitchell, agent) constitutes what is expected, required and understood between both parties with respect to the rental by North Woods (tenant) of commercial property at 304 Main Street, Hobart, IN 46342. Tenant expects to take possession of the space no later than February 28, 2007 and as early as February 15, 2007. It is agreed that tenant is herein granted tenancy from month to month at an amount stated at \$550 per month. It is understood that this amount will remain in effect indefinitely until which time as the building may be sold. At such time, tenant will be given the option to negotiate a lease term locking in this monthly rental for a period not less than one year and up to three years. Tenant commits their intention to remain long-term on premises unless and until unforeseen circumstances occur to prevent continuation of business. In such an event, a thirty day (30) written notice will be provided to owner.

It is the tenant's responsibility to secure all personal property and inventory at the location inside the space of rental and just outside the front windows in the entry area. In like manner, owner's responsibility exists for the building premises other than the interior space occupied by tenant, including but not limited to water pipes, furnace, air conditioning unit and building exterior. Any and all improvements or build-outs elected by the tenant to the occupied space will be first cleared for approval by owner.

NIPSCO utilities will be paid by the current tenant at the 306 side (Party Pleasers) and tenant North Woods, herein discussed. The two parties will equally split the monthly costs incurred for the electric and gas utilities. Owner will be responsible for the water utility.

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STATE OF INDIANA
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In the event that tenant Party Pleasers vacates the building, tenant North Woods will only be responsible for electric and gas utilization at the 304 Main Street premises they occupy.

So agreed this 24 day of January, 2007 by and between:

Marilyn Finan 1-24-07
Date

Marilyn Finan
232 S. Connecticut
Hobart, IN 46342

Kathleen Mitchell for 1/22/07
North Woods Date

North Woods
Cottage Collections,
Kathleen Mitchell, agent

TENANT CONTACT INFORMATION

Residence:
185 S. Union St.
Gary, IN 46403
219/938-1000
219/781-9663 (cell)

