



COMMERCIAL REAL ESTATE SERVICES WORLDWIDE

Industrial
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Offices in Appleton and
Madison, Wisconsin

December 2, 2004

Charlotte John-Gomez
Layton Boulevard West Neighbors
1545 S. Layton Boulevard
Milwaukee, WI 53215

Dear Charlotte:

I have been authorized by John Bohorquez of Mekatos to submit this Letter of Intent specifying the general terms and conditions under which they would later enter into a formal agreement to lease retail space at 3500 W. National Avenue. This Letter of Intent is not a binding agreement and is intended only to provide the basis for negotiations for a lease document to be executed between the Tenant and Lessor. The terms and conditions are as follows:

Tenant: Mekato's Columbian Bakery

Landlord: Layton Boulevard West Neighbors, Inc.

Site: 3500 W. National Ave

Total GLA: 2,520 square feet

Leased Premises: 2,520 square feet

Primary Lease Term: Three (3) years. *tenant has first right of refusal at time of sale*

| | | |
|--------------|----------|-------------------------|
| Rent: | Term | Rent |
| | Year 1-3 | \$8.00 psf NNN Annually |

Extensions: Two (2) three (3) year options.

| | | |
|--|----------|-------------------------|
| | Term | Rent |
| | Year 4-6 | \$8.80 psf NNN Annually |
| | 7-9 | \$9.68 psf NNN Annually |

NNN: To be determined.

Use: Tenant shall use the Premises for a Bakery and shall not use or permit the Premises to be used for any other purpose without the prior written consent of Landlord.

Contingency:

Delivery Date: July 1, 2005.

Rent Commencement: The earlier of Thirty (30) days after delivery date, or the date tenant opens for business.

Landlord/lessor contribution: The landlord will provide renovated interior space in a white box condition, with exterior façade renovations, all within projected budget and façade grant guidelines.

Signage: On building fascia in conformance with municipal code.

Maintenance and Repairs: Landlord shall be responsible for maintaining and repairing all exterior portions of the Premises including the roof, exterior walls, canopy, gutters, downspouts, doors, door closures and plate glass; all structural portions of the building both interior and exterior; all interior repairs which are necessary because Landlord failed to maintain the exterior; and all repairs to exterior plumbing and electrical lines.

Security Deposit: One month gross rent \$1,680

Financials: Attached hereto.

Guarantee: Tenant shall personally guarantee the lease per attached personal guarantee.

Subleasing: Tenant shall not sublease the space without the prior written consent of the Landlord, which shall not be unreasonably withheld.

Option Notice: Option to extend shall be exercisable by Tenant by notifying Landlord not less than six (6) months prior to the expiration of the then existing term, by serving written notice by Certified or Registered Mail, postage prepaid to Landlord.

Rules & Regulations: Attached hereto and incorporated within.

Hours of Business: Tenant shall continuously during the entire term hereof conduct and


carry on Tenant's business in the Premises and shall keep the Premises open for business and cause Tenant's business to be conducted therein during the usual business hours of each and every business day as is customary for business of like character.

It is expressly understood and intended that the transmission of this confidential Letter of Intent, including the terms and conditions set forth herein, will not create any agreement on the part of Lessor and Tenant. This Letter of Intent should be viewed as a sincere expression of Tenant's interest in this property and should serve to facilitate delivery to Tenant of a meaningful response from the Lessor.

If the foregoing terms are sufficient to allow the preparation of the necessary documents and to serve as a framework for further discussions, please sign in the space provided below and return one copy to my attention at NAI MLG Commercial.


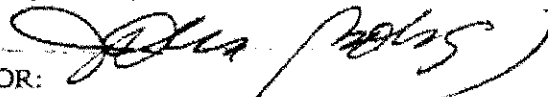
Should there be any questions or comments with respect to the contents herein, please contact me at _____. Upon your review and consideration of this Letter of Intent, I look forward to your response.

Respectfully submitted:


Name Jenny Basile
Title Sales Associate

Acknowledged, Agreed, and Accepted this 5 day of December, 2007

LESSEE:


Name _____


LESSOR:

By: Charlotti Jim - 71