

NOTICE OF EXERCISE OF OPTION TO EXTEND TERM

Pursuant to the terms of Section 3 (b) of that certain lease ("Lease") entered into between The Lanning Family Trust ("Landlord") and Andrew Kramer ("Tenant") with respect to the premises commonly known as 8921 Sunset Boulevard, 8923 Sunset Boulevard, and 8923 ½ Sunset Boulevard, City of West Hollywood, California (collectively "Premises"), Andrew Kramer, hereby gives written notice to Landlord of Tenant's election to exercise the option to extend the term of the Lease for an additional two (2) year period.

Dated: September 24, 2008

  
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ANDREW KRAMER