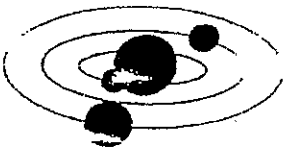
PROMISSORY NOTE



Borrower: PRIVATE COMMERCIAL OFFICE, Inc.
Ulrich Engler
1217 Cape Coral Pkwy., # 121
Cape Coral, Florida 33904
Phone: 001-754-214-4954
Fax: 001-720-294-0438

Principal Amount: US $ 100.000,—

1. For value received, Ulrich Engler promises to pay to

Mr. / Mrs. GERLINDE GRUBER

Address AGNESTR. 9

City 83527 HAAG / OBB

Phone/Fax/email 0049 8072 1059

at such address as may be provided in writing to Ulrich Engler, the principal sum of US $ 100.000,— with interest payable on the unpaid principal at the rate of 12 % per annum calculated monthly not in advance.

2. This promissory note will be repaid in 12 consecutive monthly installments of interest only on the anniversary date of the execution of this promissory note commencing this year with the balance owning under this note being paid at the end of this term which will be 10/2007.

3. Notwithstanding anything to the contrary in this note, if Ulrich Engler defaults in the performance of any obligation under this note, then Mr. / Mrs. GRUBER may be declare the principal amount owing under this note at that time to be immediately due and payable.

4. All costs, expenses and expenditures including and without limitation, the complete legal costs incurred by Mr. / Mrs. GRUBER in enforcing this promissory note as a result of any default by Ulrich Engler will be added to the principal then outstanding and will be paid immediately by Ulrich Engler

This note will be construed in accordance with and governed by the laws of the State of Florida, USA.

In witness hereof Ulrich Engler has duly affixed its signature by a duly authorized officer under the seal on this 23. day of 10., 2006.

GRUBER

Ulrich Engler

ANGELA TOTH
MY COMMISSION # DD 504823
EXPIRES: August 17, 2007
Bonded Thru Notary Public Underwriters

NOTARY /Seal