

AMENDED EXHIBIT "B"

FIXED RENT SCHEDULE

Monthly Rent paid to TMCC:

October 15, 2009 to October 31, 2009	\$	15,500.00
November 1, 2009 to October 31, 2010	\$	32,000.00
November 1, 2010 to October 31, 2011	\$	33,280.00
November 1, 2011 to October 31, 2012	\$	34,611.00
November 1, 2012 to October 31, 2013	\$	35,995.65
November 1, 2013 to October 31, 2014	\$	37,435.47
November 1, 2014 to October 31, 2015	\$	38,932.89
November 1, 2015 to October 31, 2016	\$	40,490.21
November 1, 2016 to October 31, 2017	\$	42,109.82
November 1, 2017 to October 31, 2018	\$	43,794.21
November 1, 2018 to October 31, 2019	\$	45,545.98

Additional Monthly Rent paid to Roma FLI, Inc.:

One time up front payment paid upon execution of Agreement:	\$	100,000.00
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Additional Monthly Rent paid to GMM Consulting, Inc.:

October 15, 2009 to October 31, 2009	\$	10,000.00
November 1, 2009 to September 30, 2010	\$	20,000.00
October 1, 2010 to October 31, 2010	\$	18,000.00
November 1, 2010 to October 31, 2011	\$	18,000.00
November 1, 2011 to October 31, 2012	\$	18,000.00
November 1, 2012 to October 31, 2013	\$	18,000.00
November 1, 2013 to October 31, 2014	\$	18,000.00
November 1, 2014 to November 30, 2014	\$	18,000.00
December 1, 2014 to October 31, 2015	\$	20,000.00
November 1, 2015 to October 31, 2016	\$	20,000.00
November 1, 2016 to October 31, 2017	\$	20,000.00
November 1, 2017 to October 31, 2018	\$	20,000.00
November 1, 2018 to October 31, 2019	\$	20,000.00

(signature page to follow)

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0-0 No. 2194 P. 3/4

ROMA FURNITURE Dec. 2. 2009 11:05AM

IN WITNESS WHEREOF, the parties hereunto have respectively executed this Amended Exhibit as of the _____ day of November 2009.

ATTEST: TMCC, INC. (Sublandlord)

By: Jessica Matthews
Name: Jessica Matthews
Title: Paralegal

By: Gerald McCrystal
Name: Gerald McCrystal
Title: President

ATTEST: Hartsdale Convertibles, Inc. (Subtenant)

By: _____
Name: _____
Title: _____

By: Edward B. Jenner
Name: EDWARD B. JENNER
Title: EXECUTIVE V.P.