

EXHIBIT H



EXCLUSIVE AGENCY AGREEMENT

Re: Restful Furniture Corporation
700 Sunrise Highway, Bayport NY
21,128 sq.ft. on 3.73 +/- acres

This agreement dated September 30th 2010 is between Restful Furniture Corp. ("Restful"), 51 Rodeo Drive, Brentwood NY, owner of the above captioned property, and Cleva / Philips Real Estate Services Corp. ("Cleva / Philips"), 131 Jericho Tpke., Jericho NY and is as follows;

It is hereby agreed that Cleva / Philips has the Exclusive Right To Sell the above captioned property for a period of 90 days from the date of this agreement.

Either party has the right to cancel this agreement for any reason after the initial period.

The price, terms and conditions are not included inasmuch as they are at all times subject to the approval and or acceptance by Restful. Furthermore, Restful has the right to reject any offer for any reason whatsoever.

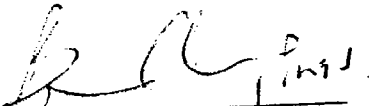

In any transaction where a sale is successfully completed, Cleva / Philips shall be paid in accordance with the following schedule:

In the case of a sale - 6% of the full selling price
commission shall be deemed earned and paid at the time and place title
actually passes from Seller to Buyer.

Cleva / Philips agrees to advertise the property through all the customary outlets, and to co-broke the listing in accordance with the customs of the Long Island brokerage community, with all active long Island commercial brokerage companies.

Accepted and Agreed;

Accepted and Agreed;


Cleva Philips Real Estate Services Corp.



Restful Furniture Corp.