

Possession Letter

This Possession Letter (this "Letter") is dated January 23, 2007. We hereby affirm that Nova Real Estate Holdings, Inc. ("Landlord") has delivered to Charlie's Coffee Cafe ("Tenant"), that 7,000 square foot food and beverage establishment in the Marina Mall. (the "Retail Space") located at 4202 Marina Way, Los Angeles, California 90045 described in the Executed Lease agreement dated December 04, 2006.

LANDLORD:

Nova Real Estate Holdings, Inc.

By: _____ Date: January 23, 2007
John Smith,
Vice President

TENANT:

Charlie's Coffee Cafe

By: _____ Date: January 23, 2007
Charlie Meyer
Owner