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DAMMON ENGINEERING, INC.

dammonengineering.com

CONSULTING

DESIGN

STUDIES

EXPERT WITNESS

1095 Florida Ave.
Slidell, LA 70458

P.O. Box 2830
Slidell, LA 70459

985-649-5832
FAX 985-641-5950

November 21, 2006

Mr. James Kostmayer
Hiram Investments, L.L.C
2112 Veterans Blvd.
Metairie, Louisiana 70002

RE: 1080 Old Spanish Trail
Offices/Suites #10, 12 & 14 Buildout

Dear Mr. Kostmayer,

Dammon Engineering, Inc. is pleased to propose our services to the build-out located in suites 10, 12 & 14 of your offices located on Old Spanish Trail in Slidell, through Fire Marshal approval. This build-out will consist of 3,096 s.f. of total renovation.

We propose a fee of \$1.00/s.f. or \$3,096.00 (Three Thousand Ninety Six Dollars) for this work, including five sets of plans provided to you following Fire Marshal approval. This fee includes the Fire Marshal application fee.

Please be aware that due to our current work load, we will not be able to begin work on this project until approximately 30 days from date of this proposal.

Dammon Engineering carries \$1,000,000 Professional/General Liability Insurance, Auto Insurance and Workmen's Compensation Insurance. Unless this offer is previously accepted, it will be withdrawn automatically at 5:00 p.m., 30 days from the date of issue.

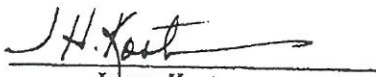
We look forward to working with you on this project. Please indicate your acceptance of the above by signing below. If you have any questions, or require any further information, please feel free to call.

Sincerely,



Emmett G. (Pete) Dammon, P.E.

Accepted:


James Kostmayer

Date:

12/4/06