Leasing Listing Agreement

For One Year from June 1, 2009

In consideration for the use of Thalhimer Sullivan Properties, LLC services and facilities to lease all the property described as: 11001 Houser Drive Fredericksburg VA ; consisting of approximately 49,500 square feet and lots of varying a sizes, LONGWOOD Two, LLC hereby grants an EXCLUSIVE LISTING beginning on the date above to lease said property for the sum of $7.00 NNN or such other price as may later be agreed to, which price includes the leasing commission AND: 230 Industrial Drive Fredericksburg VA ; consisting of approximately 54,000 square feet, LONGWOOD, LLC hereby grants an EXCLUSIVE LISTING beginning on the date above to lease said property for the sum of $6.00 NNN or such other price as may later be agreed to, which price includes the leasing commission.

The entire property will be available for showing at all reasonable hours by representatives of Thalhimer Sullivan Properties, LLC or representatives of any other real estate firm selected by Thalhimer Sullivan Properties, LLC. If during this listing period said property is leased by Thalhimer Sullivan Properties, LLC. or if Thalhimer Sullivan Properties, LLC or any other broker produces a client ready, willing and able to lease said property according to the terms of this agreement, or if within 60 days after the expiration of this agreement the property is leased to any person(s) introduced to the property during the original listing period. LONGWOOD Two, LLC agrees to pay Thalhimer Sullivan Properties, LLC a commission of Six Percent (6%), payable upon receiving a signed lease and security deposit. This agreement shall automatically renew on a month to month basis unless either party gives thirty (30) days prior written notice terminating this Agreement.

LONGWOOD Two, LLC hereby certifies that they are contract owners, or legal representatives of the title owners of said property, and/or properly empowered with Power-of-Attorney and have the right and authority to list and lease said property.

The above agreement contains the entire terms and provisions of this contract and may be used as a basis for presenting said property to prospective tenants. I/we HEREBY ACKNOWLEDGE RECEIPT OF A COPY OF THIS CONTRACT.
Thalhimer Sullivan Properties, LLC.

Agent _____ Date 6/1/09

Owner _____ Date 6/3/09