

EXHIBIT B

I propose to include all of the following services and items for the \$250,000 that we have agreed:

The Office/ Library:

Fancelli will complete the installation at not cost to you. This means that you will not be responsible for any Fancelli installer expenses including travel, lodging, food, incidentals, etc. After Fancelli finishes the installation, I will decide if the color of the paneling is adequate for the overall ambiance. If it is not, I will select color with your approval and restain and refinish cabinetry as part of the services i will provide and at no cost to you.

The desk I will include will be a bronze contemporary desk (Design JPM) with a modern swivel desk chair. I will also include a guest desk chair and a desk set. The desk lamp I will include will also be contemporary. I will include an upholstered window seat cushion for the window seat built into the cabinetry. In will include 4 pillows (silk velvet with custom tassel trim). For the sitting area, I will include four large scaled club chairs upholstered in a cut cotton velvet (Bevilacqua Fabric), two contemporary reading lights, a coffee table (Design JPM) with a unique tiger coral parquetry top, a pair of contemporary Celestial and Terrestrial Globes (Design JPM, from the movie by John Ford). I will provide with your approval the design (which includes selecting, but not purchasing the materials) for the floor of the structure. I will also include a carpet which will be a sisal and the hardware for the cabinetry, which will be all bronze with shapes of marine fauna. I will also provide lighting and ceiling design with your approval for the structure. I will provide the ceiling painting which was previously ordered which I will have delivered to St. Thomas and oversee the proper installation of the same on the ceiling. I will provide back-up documentation to you for the prices and billable hours (at the rates in the Design Services Agreement) for the above items and services and if the total amount falls short of \$250,000, I will provide other items at my reasonable discretion to complete the Office Pavilion so that the total amount equals \$250,000.