

NOTICE OF EXERCISE OF OPTION TO EXTEND TERM OF LEASE

TO: AMERICAN YACHT HARBOR
6100 Red Hook Quarters, #2
St. Thomas, VI 00802

cc: Island Global Yachting
515 E. Las Olas Boulevard
Ft. Lauderdale FL 33301

DATE: December ____, 2009

Re: Extension of Lease of Premises Known as Suite A2-7
American Yacht Harbor

Gentlemen:

Pursuant to Section 1.3 of that certain Lease dated July 30, 2009 (the "Lease") by and between IGY-AYH St. Thomas Holdings LLC, as Landlord, and Lafayette, LLC, as Tenant (the "Tenant"), relating to the premises at American Yacht Harbor known as Suite A2-7 (the "Leased Premises), the Tenant hereby gives notice that the Tenant elects to exercise its first option to extend the term of the Lease for an additional term of six months commencing on February 1, 2010 and ending on July 31, 2010.

Please confirm receipt of this Notice and the extension of the term of the Lease by signing the enclosed duplicate copy of this Notice and returning the same to the undersigned. If you have any questions, please contact the undersigned.

Thank you.

Jeanne Brennan
Manager

CONFIRMED:

Name:
Title: