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### Lease Approval

TO: Dionissios Phocas  
Phasnet USA Inc. dba  
Alpha Granite  
500 Victor St. Bldg. 1, 900  
Austin TX 78753

FAX: 512-491-5308

DATE: February 28, 2005

We are pleased to submit the following for your review and acceptance.

**LESSEE:** Phasnet USA Inc. dba Alpha Granite

**VENDOR:** CMS North America

**COLLATERAL:** Concept Y1700 Machine

**COST:** \$189,500.00

**RENTALS:** The Lessee will make 63 monthly payments as follows:

1 @ \$7400.00 (Already Paid) ←

1 @ \$17,900.00 to CMS (already paid \$18,950.00)

60 @ \$2,207.00 plus TX sales tax

**PURCHASE OPTION:** Upon full performance of the original lease term, the Lessee will have a \$1.00 purchase option.

**ADVANCE RENTAL:** See Above

**SECURITY DEPOSIT:**

**NET LEASE:** This is a net lease. All UCC, lien searches, documentation fees, cost of operating, maintaining and insuring the equipment and all applicable taxes shall be paid by the Lessee.

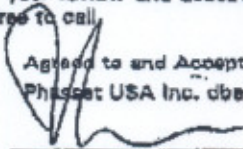
**DOCUMENTATION:** All standard documentation, as Lessor requests, shall be subject to final approval by Lessor, including, but not limited to the personal guarantees from the stockholders of the corporation.

Please indicate your acceptance by executing this document and overnight it to my attention with the advance payment in the amount of \$0.00. The Lessee acknowledges that this letter contains all terms and conditions and any amendments must be made and acknowledged by all parties in writing. All money paid to American Equipment Finance is non-refundable.

This offer will expire within five (5) business days, from the date originated, unless signed and returned to our office. We appreciate the opportunity to submit this approval for your review and acceptance. Should you or any member of your staff have any questions in the interim, feel free to call.

Thank you,  
American Equipment Finance LLC

Agreed to and Accepted:  
Phasnet USA Inc. dba Alpha Granite



Steve Shabazian

Dionissios Phocas

Date: 3/1/05

258 King George Road, Warren, NJ 07059