

Casandra Properties, Inc.

Licensed Real Estate Agency

September 21, 2008

U.S. Coffee
51 Alpha Plaza
Hicksville, NY 11801

Attention: Bob Stimell, General Manager, NJ

Dear Bob:

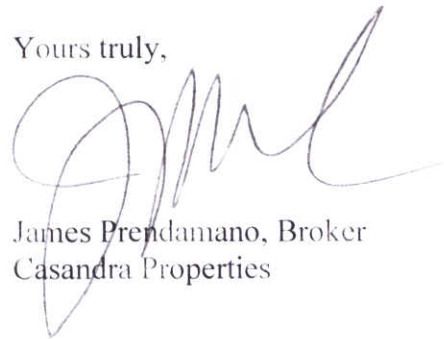
It is now three months since you introduced us to the wonderful Flavia one-cup automatic brewing system.

The staff and clients enjoy the variety and delicious taste of the Cappuccino, Espresso, Whipped Hot Chocolate, Italian Roast, French Vanilla and our personal favorite, Milky Way Latte.

A little thing like the right coffee also keeps company morale high.

We appreciate all of your service and would not hesitate to recommend anyone to U.S. Coffee.

Yours truly,



James Prendamano, Broker
Casandra Properties