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ALAN COSTELLO BUILDERS LIMITED

12 December 2005

Patrick.J. Daly & Ann Daly
Ballinagore House
Ballinagore
Co. Westmeath

Re. Commercial Unit No. 1 Aldborough Court, North Strand, Dublin 1

Dear Sir,

We refer to the Lease of even date made between Alan Costello Builders Limited and PJ and Ann Daly in relation to Unit No. 1 Aldborough Court, 1-4 North Strand, Dublin 1.

We also refer to the attached drawings numbered 0154-601, 0154-500, 0154-158, 0154-151, 0154-150.

We confirm that the following matters are deemed to be included as part of the Lease:

1. The mechanical plant serving the retail unit identified by the area hatched red on drawing no. 0154-151.
2. The use of the ventilation duct from the retail unit to roof level identified by the area coloured solid red on drawing numbers 0154-151 and 0154-158.
3. Access to the said mechanical plant and duct identified by the area hatched yellow on drawing number 0154-151.

The rights created by this side letter are granted subject to the terms and conditions of the Lease.

Yours faithfully



Alan Costello Builders Limited
Rere Clontarf Bay
Clontarf Road,
Dublin 3.