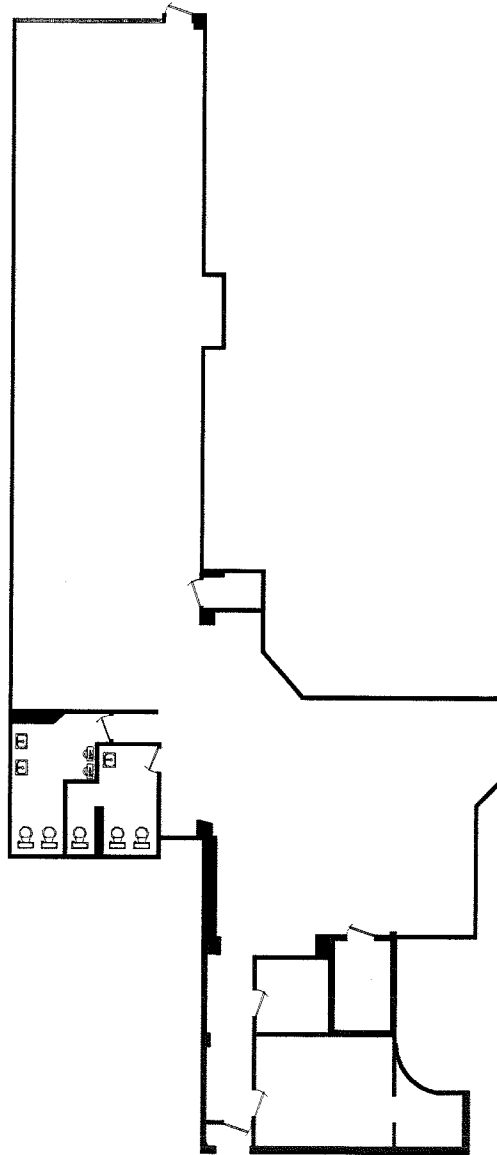


Lease Information

Floor:	Ground Floor
Suite:	G6
Tenant Name:	Gatsby's Bar & Eatery
Certified Rentable Area:	3492 ft <sup>2</sup>
Certified Usable Area:	3155 ft <sup>2</sup>
Commencement Date:	
Termination Date:	
Term:	
Rent:	



Scale 1:250

# Space Certificate

We hereby certify that the space outlined in red on the reverse side of this Certificate and known as Suite G6, Ground Floor, Lord Nelson Commercial Complex, 5675 Spring Garden Road, Halifax, Nova Scotia has been measured in accordance with the Building Owners and Managers Association (B.O.M.A.) Standard Method of Measurement for store space currently in force at the date hereof and has a Usable Area of 3155 Square feet and a Rentable Area of 3492 Square feet.

17<sup>th</sup> February 1998

Date

*John A. Matheson*

for Turner Drake & Partners Ltd.