

## Confirmation Letter

November 2, 2009

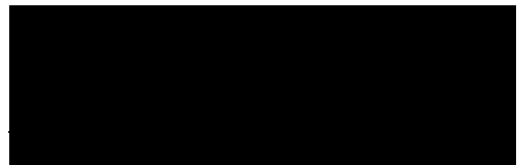
To: SAH & Co.

Dear Sirs:

I, Masaki Hishikawa, a Director of Tokyo Leisure Development Co., Ltd. ("Company"), being legally constituted and existing in accordance with the laws of Japan and located at 10-2, Nihonbashi Koami-Cho, Chuo-Ku, Tokyo, Japan, hereby sworn and confirm that the Mr. Takashi Nozu, the Representative Director of the Company, was duly authorized by the Company to execute the UNILATERAL UNDERTAKING Given Under Section 106 of the Town and Country Planning Act 1990 (as amended) in respect of land at Hatfield London Country Club, Bedwell Park, Essendon, Herts ("Deed") and the signature on the original Deed was duly made by said Mr. Takashi Nozu.

Yours faithfully,

Best Regards,



Director of Tokyo Leisure Co., Ltd.

Date: *November 2, 2009*