IN WITNESS WHEREOF, the parties have caused this License Agreement to be executed and acknowledged on the day and year which first appears above.

VJHC Development Corp.
Licensor
By: Sandie Lee
Assistant Secretary Sandie Lee

Dated: 7/23/02

DEPUTY COMMISSIONER, DEP
Licensee
By:

Dated: 7-26-02

Approved as to Form

Acting Corporation Counsel

DATED: