

**MINUTES OF MEETING WITH DANG MINH CORPORATION
at PROTEUS OFFICE on THURSDAY, 22ND OCTOBER 2009.**

Present : Mr. NGUYEN LAN ANH Chief Accountant, Representative of General -
Director of Dang Minh Corporation.
Ms. Luong Thi Phuc Director of Proteus VN.

The meeting started at 3.30PM.

No.	MINUTES	Remark
1	Ms. Lan Anh <ul style="list-style-type: none"> • Noted that Dang Minh has received Proteus 's suggestion to decrease office rent to \$12.5/m2 (\$862.5/month) from 01/01/2010. • This rate is not cover enough all expenses for Dang Minh operations. Dang Minh assures definitely Proteus office room rent in this building presently is compatible with others. 	
2	Ms. Phuc <ul style="list-style-type: none"> • Proteus has received quotations at USD15/m2 from others newly built office building hereabout with more comfortable than Proteus room. We can negotiate this rent with building owners if we choose new supplier. • Proteus room now is very hot .Advertising board is in the front space of this room resulting in sunlight absorption and causing hot. We are using 4 air-cons at 16° and 3 fans but temperature in this room is always at 27° This inconvenient condition has not been improved since 2007. • Room rent was down trend from early 2009, but Proteus has still performed contract signed with room rent of USD1,144/month from March, 2008 to Dec, 2009. 	
3	Ms. Lan Anh <ul style="list-style-type: none"> • Lowest room rent in Dang Minh building now is USD13.5/m2 excluding air- con supply. We offer new rent for Proteus at USD13.5.m2 from Jan 01, 2010. 	
4	Ms. Phuc <ul style="list-style-type: none"> • USD13.5/m2 without air-con for other rooms in this building is fair due to Proteus room is hotter, less comfortable. USD13/m2 (USD897/month) for Proteus room rent from is reasonable and fair. 	
5	Ms. Lan Anh <ul style="list-style-type: none"> • Decides USD 900/month is room rent for Proteus applied from Jan 01, 2010. 	
6	Mr. Phuc <ul style="list-style-type: none"> • Finally, new office rent will be \$900/month (\$13.04/m2 including 10% VAT) will be officially applied and fixed from Jan, 2010 to Dec, 2012. Room rent will be reviewed after implementation 12 months if room rent fluctuates. New room rent is not higher than 7% of the previous rent . • By the way, we would like to maintain internet fee at VND300K/month. We are using another internet line as precaution measure and only 2/5 staffs using daily internet lines. • Deposit for 3 month office rent will not be adjusted to new office rent. \$2,400 (3 month office rent) deposited by Proteus is remain unchanged. 	

The meeting ended at 4.00PM on the same date, with a votes of thanks to Ms. Lan Anh.

