

copy

Confirmation

Date: January 25, 2008

To: Ocean 4660, llc
Attention: Hanna Karcho
Phone # 248.645.5400
Fax#: 248.645.5015

From: COMERICA BANK

Subject: Swap Transaction (Ref: SW1558)

The purpose of this communication is to set forth the terms and conditions of the swap transaction entered into on the Trade Date referred to below (the "Swap Transaction"), between **COMERICA BANK** ("Party A") and **OCEAN 4660, LLC** ("Party B"). This communication constitutes a "Confirmation" as referred to in the Swap Agreement specified below.

This confirmation supplements, forms part of, and is subject to, the Master Agreement, dated January 25, 2008, between Party A and Party B (the "Swap Agreement"). All provisions contained in, or incorporated by reference to such Swap Agreement shall govern this Confirmation except as expressly modified below.

Party A and Party B each represent that entering into the Swap Transaction is authorized and does not violate any laws of its jurisdiction of organization or residence or the terms of any agreement to which it is a party, and it has reached its own conclusions about the Swap Transaction, and any legal, regulatory, tax, accounting or economic consequences arising from the Swap Transaction, and has concluded that the Swap Transaction is suitable in light of its own evaluation of the Swap Transaction and its own financial capabilities and sophistication.

This Confirmation incorporates the definitions and provisions contained in the 2000 ISDA Definitions (as published by the International Swaps and Derivatives Association, Inc.) (The "Definitions"). In the event of any inconsistency between those definitions and provisions and this Confirmation, this Confirmation will govern.

The terms of the particular Swap Transaction to which this Confirmation relates are as follows:

Party A: **COMERICA BANK**

Party B: **OCEAN 4660, LLC**

Initial Notional Amount: **\$10,850,000.00 USD**

Notional Schedule: See Schedule A – Dates will adjust according to the Modified Following Business Day Convention.

Trade Date: January 25, 2008

Effective Date: February 1, 2008

Termination Date: February 1, 2011 subject to adjustment
In accordance with the Modified Following
Business Day convention, with respect to
a New York and London Banking Day.

FIXED AMOUNTS:

Fixed Rate Payer: **OCEAN 4660, LLC**
[Party B]

Fixed Rate Payer Payment Dates [or,
Period End Dates, if Delayed Payment or
Early Payment applies:] Monthly on the 1st day of each month,
commencing March 01, 2008, through and
including the Termination Date, subject to
adjustment in accordance with the Modified
Following Business Day Convention.

Fixed Rate: 3.40%

Fixed Rate Day
Count Fraction: Actual / 360

FLOATING AMOUNTS:

Floating Rate Payer: **COMERICA BANK**
[Party A]

Floating Rate Payer Payment Dates [or, Period End Dates, if Delayed Payment or Early Payment applies]:

Monthly on the 1st day of each month, commencing March 01, 2008, through and including the Termination Date, subject to adjustment in accordance with the Modified Following Business Day Convention.

Floating Rate for initial Period:

TBD

Floating Rate Option:

USD-LIBOR-BBA

Designated Maturity:

One (1) month

Floating Rate Day Count Fraction:

Actual / 360

Reset Dates:

The first day of each Floating Rate Payer Calculation Period

Business Days

New York and London

Calculation Agent:

Comerica Bank

Offices:

Party A is not a Multi branch Party
Party B is not a Multi branch Party

Payment instructions for Party A in:

We will settle amounts to your account
1852-40098-3 with Comerica Bank

Payment instructions for Party B in:

We will settle amounts to your account
1852-40098-3 with Comerica Bank

Schedule A*			
From and Including	To	Monthly Notional Amortization	Outstanding Notional Amount
02/01/08	03/03/08		10,850,000.00
03/03/08	04/01/08	37,627.49	10,812,372.51
04/01/08	05/01/08	37,812.49	10,774,560.03
05/01/08	06/02/08	37,998.40	10,736,561.63
06/02/08	07/01/08	38,185.22	10,698,376.40
07/01/08	08/01/08	38,372.97	10,660,003.44
08/01/08	09/02/08	38,561.64	10,621,441.80
09/02/08	10/01/08	38,751.23	10,582,690.57
10/01/08	11/03/08	38,941.76	10,543,748.81
11/03/08	12/01/08	39,133.22	10,504,615.59
12/01/08	01/02/09	39,325.63	10,465,289.97
01/02/09	02/02/09	39,518.98	10,425,770.99
02/02/09	03/02/09	39,713.28	10,386,057.71
03/02/09	04/01/09	39,908.54	10,346,149.18
04/01/09	05/01/09	40,104.75	10,306,044.42
05/01/09	06/01/09	40,301.93	10,265,742.49
06/01/09	07/01/09	40,500.09	10,225,242.40
07/01/09	08/03/09	40,699.21	10,184,543.19
08/03/09	09/01/09	40,899.32	10,143,643.88
09/01/09	10/01/09	41,100.40	10,102,543.48
10/01/09	11/02/09	41,302.48	10,061,241.00
11/02/09	12/01/09	41,505.55	10,019,735.44
12/01/09	01/04/10	41,709.62	9,978,025.82
01/04/10	02/01/10	41,914.69	9,936,111.13
02/01/10	03/01/10	42,120.77	9,893,990.36
03/01/10	04/01/10	42,327.87	9,851,662.49
04/01/10	05/04/10	42,535.98	9,809,126.51
05/04/10	06/01/10	42,745.11	9,766,381.40
06/01/10	07/01/10	42,955.28	9,723,426.12
07/01/10	08/02/10	43,166.47	9,680,259.65
08/02/10	09/01/10	43,378.71	9,636,880.94
09/01/10	10/01/10	43,591.99	9,593,288.95
10/01/10	11/01/10	43,806.32	9,549,482.64
11/01/10	12/01/10	44,021.70	9,505,460.94
12/01/10	01/04/11	44,238.14	9,461,222.81
01/04/11	02/01/11	44,455.64	9,416,767.17


* Dates will adjust according to the Modified Following Business Day Convention.



Please confirm that the foregoing correctly sets forth the terms of our agreement with respect to the Swap Transaction by signing in the space provided below and sending a copy of the executed Confirmation by fax (248-371-6801).

It has been a pleasure working with you on this transaction and we look forward to working with you again in the future.

COMERICA BANK

By: 
Name: Greg Yovan
Title: Vice President
Date: January 25, 2008

Confirmed:

OCEAN 4660, LLC

By: 
Name: Hanna Karcho
Title: Member
Date:

Subject to Confidentiality Agreement