

Agreement Regarding Landscaping

This agreement between Joseph Thomas (hereinafter "Thomas") and 144984 Canada Inc. (hereinafter 144984) provides as follows:

Whereas, Thomas and 144984 own adjacent lots in Sugarhouse Hill, Stowe, Vermont which are improved by houses; and

Whereas, trees were cut on 144984's property in 2005 and 2006, some of which trees had screened views of 144984's house from the Thomas house; and

Whereas, Thomas and 144984 wish to provide for a screened and disrupted view of 144984's house from the Thomas house; and

Whereas, Thomas had identified the area where he would like trees to be planted on 144984's property in a drawing which is labeled Exhibit A and is attached to this Agreement; and

Whereas, 144984 has received an estimate from Roberts Landscaping dated April 6, 2007 for planting new trees and transplanting some existing willows, which estimate is labeled Exhibit B and is attached to this Agreement.

Now, therefore, the parties covenant and agree as follows:

1. 144984 will hire Roberts Landscaping to replant the area shown on Exhibit A per the Description set forth in Exhibit B.
2. 144984 will pay for the landscaping work performed by Roberts Landscaping. Payment will be guaranteed through funding of an escrow agreement which 144984 is entering into with Karen Roy, the prospective purchaser of its house.
3. In consideration of 144984's undertaking to have the landscaping work performed by Robert's Landscaping, and to pay for it, Thomas agrees that he will not pursue any action against either 144984 or Karen Roy, the prospective purchaser of the house, pertaining to the tree cutting which occurred on 144984's property.
4. The work shall be completed by the end of September 2007.
5. 144984 agrees to pay \$500 of legal fees incurred by Thomas in connection with this matter to his Stowe, Vermont attorney Stackpole and French.

4/18/07
date
4/13/07
date

144984 Canada Inc
M. Weiss
Marilyn Weiss, its duly authorized agent
Joseph Thomas
Joseph Thomas

APR-6-2007 11:58 FROM:

TO: 2539942

P.1

Exhibit B

ROBERT'S LANDSCAPE, LLC
P.O. BOX 3345
STOWE, VT 05672
1-802-635-8314
FAX 1-802-635-9860

April 6, 2007

Re: Weiss property

Attn: Attorney Bill Kelk,

Estimate for new trees.

We are planning to plant 12 4-5' white pines at a cost of \$75.00 each which includes trees, topsoil, fertilizer, and mulch. Any more than 12 would result in over crowding the area. It is most likely that some of the very small Willow trees that are there will need to be transplanted to encourage growth for all.

The original request for 18-20 trees at 2' height would most likely result in over crowding. Total cost for planting new trees and transplanting some Willows will be \$1,030.00 including tax.

Please notify us as soon as possible so we can order required trees. A 50% deposit is required for scheduling

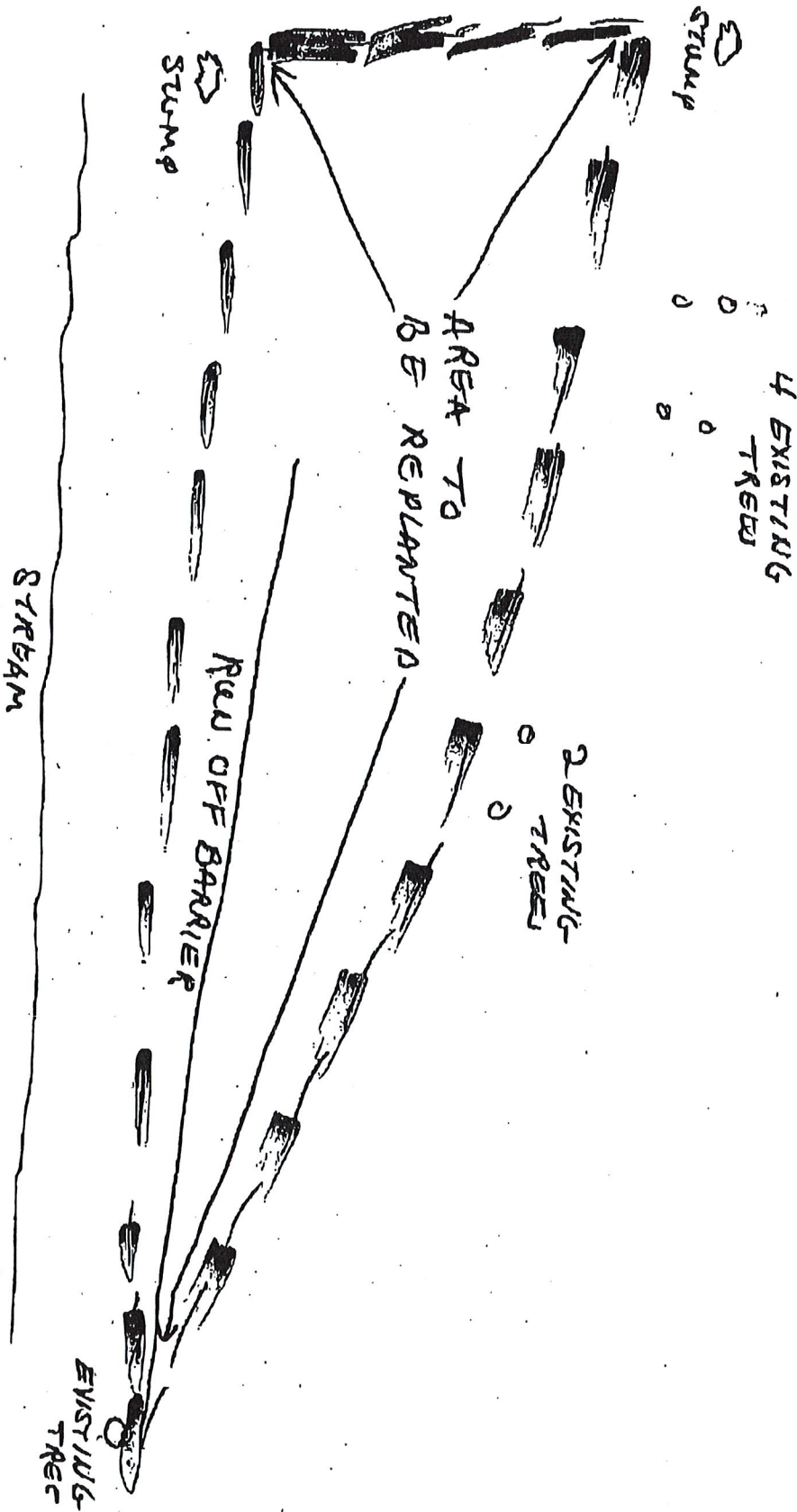
Robert G Lepisto

Thanks,

Exhibit A

HOUSE

ADJACENT LOT



Escrow Agreement

This Agreement, entered into this 18th day of April 2007, among Karen Roy (hereinafter "Roy"), 144984 Canada Inc. (hereinafter "144984") and William A. Kelk, Esq. (hereinafter "Kelk") provides as follows:

1. 144874 has this day sold to Roy a parcel of land improved with a house, the property being located on Sugarhouse Hill in Stowe, Vermont.
2. 144984 has agreed with a neighboring property owner, Joseph Thomas, that it will plant some trees, and move some other trees, on a portion of its property identified in a drawing which is labeled Exhibit A and is attached to this Agreement.
3. A description of the work to be done, and an estimate of the expense of doing the work is contained in Robert's Landscaping letter of April 6, 2007, a copy of which is labeled Exhibit B and is attached to this Agreement.
4. 144984 agrees to escrow the amount of \$1500 with Kelk to pay for the cost of Robert's Landscaping doing the work and any unanticipated cost overruns.
5. . Both parties acknowledge that Escrow Agent is a mere stakeholder in this transaction and has no obligation to decide issues which may arise between the parties. Escrow agent may charge from the received funds any costs including time relating to this agreement, and including legal fees and costs if litigation arises. The parties hereto hold escrow agent harmless from any claims.

4/18/07
date

Karen Roy
Karen Roy

144984 Canada, Inc.

By: M. Weiss
Marilyn Weiss duly authorized agent

4/18/07
date

William A. Kelk
William A. Kelk, Escrow Agent

HOUSE

ADJACENT LOT

4 EXISTING TREES

2 EXISTING TREES

AREA TO BE REPLANTED

RUN OFF BARRIER

EXISTING TREE

STREAM

STUMP

STUMP

Exhibit B

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Robert G Lepetit

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