

Equity Secured Capital

1250 Capital of Texas Highway South
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Austin, Texas 78746
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January 24, 2012

Borrower:

JD Development, LP
123 Corporate Row, Suite 456
Houston, Texas 77024

Guarantor:

James Dean
789 Elm Street
Houston, Texas 77024

Mortgage Broker:

John Smith
jsmith@mortgagebroker.com

Loan Commitment

To Whom It May Concern:

Equity Secured Capital LP (“Lender”) hereby commits to a loan for JD Development, LP (“Borrower”), subject to satisfactory Lender review of Condition Items below. This Loan Commitment is effective for 45 days.

Loan Purpose:

Purchase...(or) Cash-out refinance...

Terms:

- \$1,250,000 loan amount
- 12.875% per annum interest rate
- 12-month term
- Interest-only monthly payments
- Prepayment penalty - None
- Loan secured by First Mortgage on real property known as ...

Lender Fees:

- Lender Commitment - ½% of loan amount
- Lender Discount - ½% of loan amount

Third Party Fees:

- Broker - ___% of loan amount
- Appraisal - \$1,500
- Legal (loan docs) - \$2,000+/-
- Title - Contact Title Company

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Condition Items:

- Survey (old one okay if accurate)
- Title Commitment from Lender approved Title Company
- Appraisal - ordered by Lender after receipt of Lender Commitment fee
- Partnership Agreement for JD Development, LP

We agree to above Loan Purpose, Terms, Lender Fees, Third Party Fees, and Condition Items.

Vince DiMare
Principal
Equity Secured Capital, LP

James Dean