

AMERICAN ARBITRATION ASSOCIATION
Commercial Arbitration Tribunal

In the Matter of the Arbitration between

Re: 51 181 00890 08

J. Peter Dunston ("Claimant")
and
R.H. Love Galleries, Inc.;
Richard H. Love, an individual;
and Tom Hosier, an individual ("Respondents")

AWARD OF ARBITRATOR

I, THE UNDERSIGNED ARBITRATOR, having been designated in accordance with the arbitration agreement entered into between the above-named parties and dated May 6, 2005, and having been duly sworn, and having duly heard the proofs and allegations of the Parties, do hereby, AWARD, as follows:

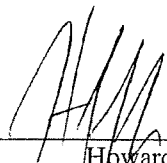
All claims against Respondent Tom Hosier, having been voluntarily dismissed with prejudice by Claimant, are hereby dismissed with prejudice.

Within thirty (30) days from the date of transmittal of this Award to the Parties, Respondents R.H. Love Galleries, Inc. and Richard H. Love shall pay to Claimant J. Peter Dunston the following amounts: (i) \$25,500 in actual damages; (ii) \$3,081.25 in prejudgment interest; and (iii) reimbursement of Claimant's reasonable attorneys fees in the amount of \$65,396. The total amount due to Claimant from Respondents R.H. Love Galleries, Inc. and Richard H. Love therefore is \$93,977.25, for which R.H. Love Galleries, Inc. and Richard H. Love are jointly and severally liable.

The administrative fees and expenses of the American Arbitration Association totaling \$2,550.00 shall be borne by Respondents R.H. Love Galleries, Inc. and Richard H. Love, and the compensation and expenses of the arbitrator totaling \$10,062.50 shall be borne by Respondents R.H. Love Galleries, Inc. and Richard H. Love. Therefore, Respondents R.H. Love Galleries, Inc. and Richard H. Love shall be liable jointly and severally to reimburse Claimant J. Peter Dunston the sum of \$7,581.25, representing that portion of said fees and expenses in excess of the apportioned costs previously incurred by Claimant.

This Award is in full settlement of all claims and counterclaims submitted to this Arbitration. All claims not expressly granted herein are hereby, denied.

8/31/09
Date


Howard S. Suskin

