

EXHIBIT Q

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS.

SUPERIOR COURT
CIVIL ACTION NO. 06-05242

LINK DEVELOPMENT, LLC,
Plaintiff

v.

STUART H. SOJCHER, ROBERT V. WALLACE, JR.,
Individually and in his capacity as Trustee of BD
LENDING TRUST, and STEVEN A. ROSS,
Defendants

SETTLEMENT AGREEMENT

Following a mediation session on February 27th, 2009, the parties agree as follows:

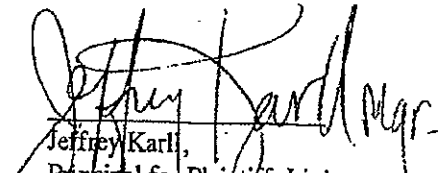
1. BD Lending Trust ("BD") shall deliver to Link Development, LLC ("Link"), within three business days of delivery of the releases referred to in paragraph 2 and 3 below, a discharge of the mortgage of the premises in Saugus, MA off Route 1A and Lynn Fells Parkway, 1-12 Denise Drive (the "locus") given by Link to BD Lending on September 29, 2006. BD shall also deliver to Link, at the same time, a discharge of an amendment to those mortgages and the originals of the note (or affidavit of lost note if BD cannot locate the original) which the mortgage and amended mortgage secured. BD shall also simultaneously deliver to Link a discharge of assignment of rents and any other collateral security instrument related to the loan transaction described above.


2. Link, on the one hand, and BD, Ross, and Wallace, on the other hand, shall exchange reciprocal releases of all claims made or which could have been made arising in connection with the purported mortgage loan referred to above.

3. Link shall deliver to BD, Wallace, and Ross a full release from Jeffrey Karl and Essam Al Tamimi of all claims made or which could have been made in connection with the locus and the mortgage loan transaction referred to above, and BD, Wallace, and Ross shall deliver reciprocal releases.

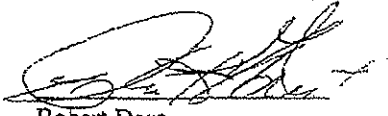
4. Counsel will prepare and have executed formal releases and a stipulation of dismissal, with prejudice, in the above captioned action and any action consolidated with it. The stipulation of dismissal shall be filed in court contemporaneously with the recording of the discharges referred to above.

5. The parties agree to keep the terms of this settlement confidential, except that the parties may disclose this agreement to their attorneys, accountants, insurers, and any agent of a party.

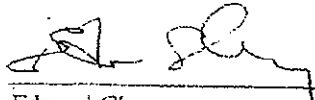

Jeffrey Karl,
Principal for Plaintiff, Link


Steven Ross
Principal Defendant

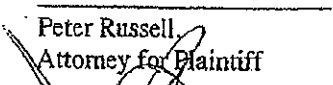




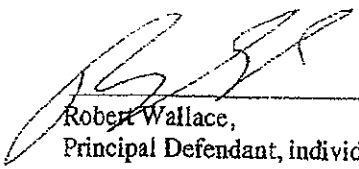
Robert Daur,
Attorney for Plaintiff



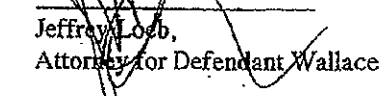
Edward Cheng,
Attorney for Defendant Ross



Peter Russell,
Attorney for Plaintiff



Robert Wallace,
Principal Defendant, individually and
as trustee



Jeffrey Loeb,
Attorney for Defendant Wallace

February 27, 2009