

April 21, 2008

Board of Directors
Flint Ledge Estates Community Association, Inc.
c/o Mr. Brian Rogers, Board President
2314 McCormick Road
Rockville, Maryland 20850

Re: Representation of Flint Ledge Estates Community Association, Inc.

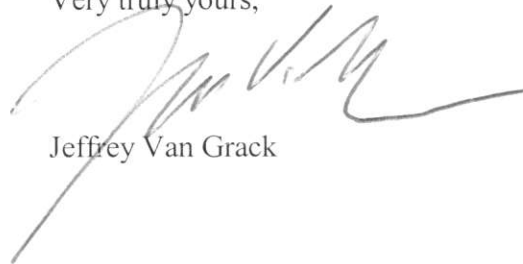
Dear Board of Directors:

Enclosed is an executed copy of the Attorney-Client Agreement confirming Lerch, Early and Brewer's legal representation of Flint Ledge Estates Community Association. Please provide my office with the following information and/or documents so that we may set up our complete file for the Association:

- 1) A list of the current Board of Directors including each members' name, address, email, phone numbers, and their respective terms and officer designation, as appropriate; and
- 2) A complete copy of the Association's recorded documents (including the Declaration, Bylaws, Rules and Regulations, etc).

We look forward to working with you and as always, if you have any questions, please do not hesitate to contact me.

Very truly yours,



Jeffrey Van Grack

JVG:jet

Enclosure (as stated)



ATTORNEYS

JEFFREY VAN GRACK

JVANGRACK@LERCHEARLY.COM

ATTORNEY-CLIENT AGREEMENT

The undersigned client hereby employs the firm of LERCH, EARLY & BREWER, CHTD. ("the firm"), as her attorneys for the purpose of handling the following matter(s): representation of **Flint Ledge Estates Community Association, Inc.** on all matters as directed by the Board of Directors and/or its designated management agent..

It is agreed the fees will be those hourly rates for such matters as established by the firm periodically. The firm currently charges up to \$315.00 per hour for principals and up to \$250.00 for its associates. Law clerks and paralegals are currently billed at a rate not to exceed \$135.00 per hour, with all collection work to be billed on a flat-fee schedule basis as per the attached "Exhibit A".

Bills will be rendered monthly. All statements for fees and costs are due and payable upon receipt.

All provisions on the reverse side of this Agreement are expressly incorporated herein.

LERCH, EARLY & BREWER, CHTD.

FLINT LEDGE ESTATES COMMUNITY ASSOCIATION, INC.

By: [Signature]
Attorney Signature

By: [Signature]
Title: Board President

Dated: 4/10/08

Printed Name: Brian Rogers
Address: 2314 McCormick Road
Rockville, MD 20850
Phone: _____
(H) 301-762-4811
(FAX) _____
(E-MAIL) rogersbr@comcast.net
(Cell) 240-672-3698

The following are the firm's policies with regard to deposits, legal fees and services, which are explicitly incorporated in and made a part of this Agreement.

1. **Deposit.** The deposit does not represent the entire fee to be charged. You agree to give the firm additional deposits for fees and costs in amounts to be determined by the firm prior to the exhaustion of the deposits. You may be asked to maintain a positive deposit balance with the firm at all times. The deposit is estimated as an amount likely to be incurred in fees during the early stages of our representation; accordingly, the deposit is not held in escrow and will be used as a prepayment of fees. Any deposit remaining unused will be returned to you at the conclusion of the case.

2. **Time.** The firm charges for all time involved in any matter. This includes time expended in opening the new file, conducting needed investigation and research, reviewing and drafting correspondence and documents, supervising other employees, conferring personally or by telephone, travel, waiting in court, and all other time required to handle the case. Time is kept in increments of one tenth of an hour.

3. **Responsible Attorney.** One attorney will be primarily responsible for your case, but the firm reserves the right to assign the case, or portions thereof, to the attorney best suited to handle it. Where appropriate, a law clerk or paralegal may work under your attorney's supervision. Because all work must be done under professional supervision, clients should not assign duties directly to our law clerks or paralegal staff.

4. **Costs.** All costs are in addition to legal fees. Bills include costs incurred on your behalf. Costs incurred ordinarily include duplicating and printing expenses, telephone charges, automobile mileage, messenger service, court filing fees, witness fees, staff overtime, and all similar out-of-pocket expenses, as well as the firm's administrative expenses associated with certain charges made by third parties. Major expenses such as deposition costs and expert witness fees may be required, but will not be incurred without your prior approval. You agree to pay costs directly to others upon request of the firm.

5. **Bills/Interest.** Bills will be rendered monthly. All fees and costs are due and payable upon receipt. It is expressly agreed that any amount unpaid after thirty (30) days will bear interest at the rate of one percent (1%) per month from the billing date, which is the equivalent of twelve percent (12%) per annum.

6. **Credit Information.** Upon request, the client agrees to provide the firm with reasonable credit information. The client will, upon request, execute an authorization directing a credit agency of the firm's choice to provide credit information.

7. **Hourly Rates.** Hourly rates for each member of the firm's legal staff are reviewed periodically. Any changes made will be reasonable and will be effective without notice.

8. **Court Approval.** In some cases, it may be necessary or desirable to submit our bill to a Court for approval and you will be billed for the time spent in preparing the documents and for any court hearing. Unless otherwise prohibited by law, you agree to be responsible for the entire legal fee for such services rendered to you by the firm, whether or not the entire fee is approved or awarded by the Court.

9. **Termination.** This Agreement may be terminated in writing, with or without cause, by you upon payment in full of any outstanding balance due the firm, or by the firm upon five (5) days' written notice. It is expressly agreed that failure to pay any bill in full thirty (30) days after rendered shall be deemed, at the firm's option, as a discharge of the firm and any appearance in any court may be withdrawn. If a bill is not paid in full within thirty (30) days after it is rendered, you further grant to the firm a charging and retaining lien for all unpaid fees and costs. You agree that the firm has a lien on any claim or cause of action arising out of the above matter, in all records and documents in possession of the firm and on the funds realized by settlement or recovered by judgment as security for payment of compensation due the firm and such disbursements as may be advanced by the firm in connection with all of your affairs in which we represent you. The firm will forward all papers and property to which you are entitled and which the firm is obligated to deliver, and you agree to pay to the firm, in advance, its regular rate for reviewing the file, copying and forwarding papers to and assisting your new attorney, and for any other requested services. All of the firm's work product will be owned by the firm. If legal action is instituted to collect any monies due pursuant to this Agreement, you hereby expressly agree to pay for reasonable time incurred by members of the firm at their standard rates and outside attorneys retained by the firm at their standard rates, plus all costs.

10. **Case Files.** It is agreed that upon conclusion of the matter, the case file will be closed and you agree the case file may be destroyed by the firm after conclusion unless you instruct the firm in writing as to any other desired disposition of the file. We welcome you as a client of the firm. If you ever see any way in which we can improve our professional service and representation or have any comment, please let us know by contacting any of us or the firm's Executive Director. We value your thoughts and will promptly act on your suggestion.