

[Translation]
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To Whom It May Concern

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(Code No. 8803) First Section of
Tokyo, Osaka and Nagoya;
Fukuoka and Sapporo

**Agreement on Negotiation for Revision of Rent
for Tokyo Stock Exchange Bldg.**

Heiwa Real Estate Co., Ltd. wishes to notify you that, through negotiations with Tokyo Stock Exchange, Inc. regarding rent revisions for the Tokyo Stock Exchange Bldg. for a period of two years starting from April 1, 2010, we have agreed upon a revision to the rent for the building. Under this agreement, the rent for the period on and after April 1, 2010 will be as follows.

1. April 1, 2010 through March 31, 2011
Annual rent equivalent to the preceding annual rent (Annual rent ¥4,812 million)
2. April 1, 2011 through March 31, 2013
Annual rent of ¥4,412 million (decrease in amount of ¥400 million from the preceding year; a revised rate of -8.3%)
3. On and after April 1, 2013
 - (i) For the rent on and after April 1, 2014, a method that automatically revises the rent in line with economic indices, etc. in Japan will be adopted. The details of specific economic indices, etc. and other linked methods will be determined upon consultation in the future.
 - (ii) If agreement is reached by March 31, 2012 as a result of the consultation above, the rent of April 1, 2013 through March 31, 2014 will be as follows, and this rent will be used as the initial standard amount for the rent revision method described in (i).
Annual rent of ¥4,012 million (decrease in amount of ¥400 million, from the preceding year; a revised rate of -9.0%)
4. Future outlook
No change has been made at this time to the “Forecast of Consolidated Financial Results for Fiscal Year Ending March 31, 2012” issued on April 28, 2011.