

## EXHIBIT "J"

### FORM OF GUARANTY

THIS GUARANTY is made this 2nd day of June, 2009, by **ROYAL WESSANEN, N.V.**, a Netherlands company, having a principal address at 405 Golfway West Drive, St. Augustine, Florida 32095 ("Guarantor").

#### BACKGROUND:

A. **LIBERTY PROPERTY LIMITED PARTNERSHIP**, a Pennsylvania limited partnership ("Landlord"), with offices at 1510 Valley Center Parkway, Suite 240, Bethlehem, PA 18017, is about to enter into a certain lease (the "Lease") with **TREE OF LIFE, INC.**, a Delaware corporation ("Tenant"), for space in Landlord's building located at 860 Nestle Way, Breinigsville, Pennsylvania 18031 (the "Premises").

B. Guarantor is the parent corporation of Tenant and therefore benefits directly from the Lease.

C. Landlord has agreed to grant, execute and deliver the Lease to Tenant in consideration, among other things, of the covenants and obligations made and assumed by Guarantor as herein set forth.

#### AGREEMENT:

In order to induce Landlord to execute the Lease and in further consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid by Landlord to Guarantor, intending to be legally bound hereby, Guarantor irrevocably and unconditionally agrees as follows:

1. Guarantor hereby guarantees, without the necessity of prior notice (except for notices to Tenant expressly required under the Lease), the full and prompt payment of all rent and additional rent and any and all other sums payable by Tenant under the Lease, and the due and punctual performance of all of Tenant's other obligations thereunder.

2. Guarantor hereby guarantees, without the necessity of prior notice (except for notices to Tenant expressly required under the Lease), the due and punctual payment in full of any and all loss, damages or expenses incurred by Landlord and arising out of any default by Tenant in performing any of its obligations under the Lease, including but not limited to, all attorneys' fees which Landlord incurs as the result of the default of Tenant or the enforcement of this Guaranty.

3. Landlord may, in its sole discretion, without notice to Guarantor and without in any way affecting or terminating any of Guarantor's obligations and liabilities hereunder, from time to time, (a) waive compliance with the terms of the Lease or any default thereunder; (b) modify or supplement any of the provisions of the Lease; (c) grant any extension or renewal of the terms of the Lease; (d) effect any release, compromise or settlement in connection therewith; (e) assign or otherwise transfer any or all of Landlord's interest in the Lease; or (f) accept or discharge any other person as a guarantor of any or all of Tenant's obligations under the provisions of the Lease.

4. Guarantor's obligations hereunder (a) shall be unconditional, irrespective of the enforceability of the Lease or any other circumstance which might otherwise constitute a discharge of a guarantor or Tenant at law or in equity; (b) shall be primary; (c) shall not be conditioned upon Landlord's pursuit of any remedy which it has against Tenant or any other person; and (d) shall survive and shall not be diminished, impaired or delayed in connection with (i) any bankruptcy, insolvency, reorganization, liquidation or similar proceeding relating to Tenant, its properties or creditors or (ii) any transfer, assignment or termination of Tenant's interest under the Lease, unless otherwise expressly agreed to in writing by Landlord.

5. All rights and remedies of Landlord under this Guaranty, the Lease, or by law are separate and cumulative, and the exercise of one shall not limit or prejudice the exercise of any other such rights or remedies. Any waivers or consents by Guarantor as set forth in this Guaranty shall not be deemed exclusive of any additional waivers or consents by Guarantor which may exist in law or equity.

6. Guarantor hereby waives trial by jury in any action brought by Landlord under or by virtue of this Guaranty. This covenant is made by Guarantor as a further inducement to Landlord to enter into the Lease. Landlord, by its acceptance of this Guaranty, waives trial by jury in any action brought by Tenant under or by virtue of this Guaranty.

7. Guarantor agrees to deliver to Landlord a written instrument certifying that this Guaranty is in full force and effect, and stating that it is understood that such written instrument may be relied upon by Landlord or its assignees or by any

mortgagee or prospective mortgagee or their assignees or by any purchaser of the property. The foregoing instrument shall be furnished within fifteen (15) days after receipt of Landlord's written request which may be made at any time and from time to time, but not more than twice in any twelve (12) consecutive month period, and shall be addressed to Landlord and any mortgagee, prospective mortgagee, purchaser or other party specified by Landlord.

8. Guarantor, at any time and from time to time after Landlord's written request, agrees to promptly furnish reasonable financial information to Landlord's mortgagee, prospective mortgagee, assignee or purchaser.

9. In the event Guarantor pays any sum to or for the benefit of Landlord pursuant to this Guaranty, Guarantor shall have no right of contribution, indemnification, exoneration, reimbursement, subrogation or other right or remedy against or with respect to Tenant, any other guarantor, or any collateral, whether real, personal, or mixed, securing the obligations of Tenant to Landlord, until the full performance and observance by Tenant of all of Tenant's covenants, conditions and agreements under the Lease.

10. If, after an Event of Default (as defined in the Lease), Guarantor advances any sums to Tenant or its successors or assigns or if Tenant or its successors or assigns shall hereafter become indebted to Guarantor, such sums and indebtedness shall be subordinate in all respects to the amounts then or thereafter due and owing to Landlord by Tenant.

11. This Guaranty shall be binding upon Guarantor, and Guarantor's heirs, administrators, executors, successors and assigns, and shall inure to the benefit of Landlord and its heirs, successors and assigns. Without limiting the generality of the preceding sentence, Guarantor specifically agrees that this Guaranty may be (a) freely assigned by Landlord and (b) enforced by Landlord's mortgagee.

12. The liability of the Guarantor hereunder, if more than one, shall be joint and several. For purposes of this instrument the singular shall be deemed to include the plural, and the neuter shall be deemed to include the masculine and feminine, as the context may require.

13. If any provision of this Guaranty is held to be invalid or unenforceable by a court of competent jurisdiction, the other provisions of this Guaranty shall remain in full force and effect and shall be liberally construed in favor of Landlord in order to effect the provisions of this Guaranty.

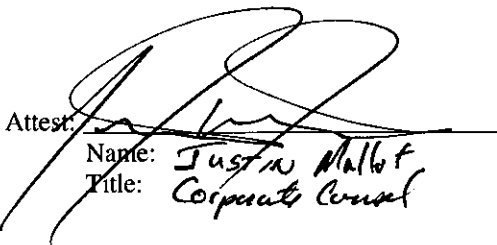
14. Guarantor agrees that this Guaranty shall be governed by and construed according to the laws of the State in which the Premises are located and that Guarantor is subject to the jurisdiction of the Court of the County or relevant political subdivision in which the Premises are located.


15. Intentionally Omitted.

IN WITNESS WHEREOF, Guarantor has caused this Guaranty to be duly executed, under seal, as of the day and year first above written.

GUARANTOR:

ROYAL WESSANEN, N.V.

Attest:   
Name: Justin Mallet  
Title: Corporate Counsel

By:   
Name: Frans E. Eelkema  
Title: CEO

(CORPORATE SEAL)

STATE OF FLORIDA :

COUNTY OF ST JOHNS :

SS St. Augustine

On this 2nd day of June, 2009, before me, the subscriber, a notary public in and for the State and County aforesaid, personally appeared Frans Eelkman Rooda, who acknowledged himself/~~herself~~ to be the CFO of ROYAL WESSANEN, N.V., a Netherlands company, and that he/~~she~~ as such CFO, being authorized to do so, executed the same for the purposes therein contained by signing the name of the corporation by himself/~~herself~~ as such CFO.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Cynthia J. Kippur

Notary Public

My Commission Expires

(Notarial Seal)

