

EXHIBIT "B"

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

AFFIDAVIT AND STATEMENT OF ACCOUNT

I, Gary T. Leach, being duly sworn, depose and state as follows:

1. I am Vice President of Tribble & Stephens Co.

2. I have personal knowledge that the Tribble & Stephens Co. performed labor and/or furnished materials actually used in the construction of improvements known as the Verdae Market Fair Shopping Center pursuant to a contract with Verdae Market Fair Associates, L.P. on the real property described on Exhibit A attached hereto and made a part hereof.

8. The following sums remain due and owing to the Tribble & Stephens Co. for labor performed and materials furnished, from Verdae Market Fair Associates, L.P., which sums have not been paid to date:

- 1) \$139,254.95 under the base contract sum; and, at least
- 2) \$115,539.42 for additional compensation due in connection with the contract and improvements.