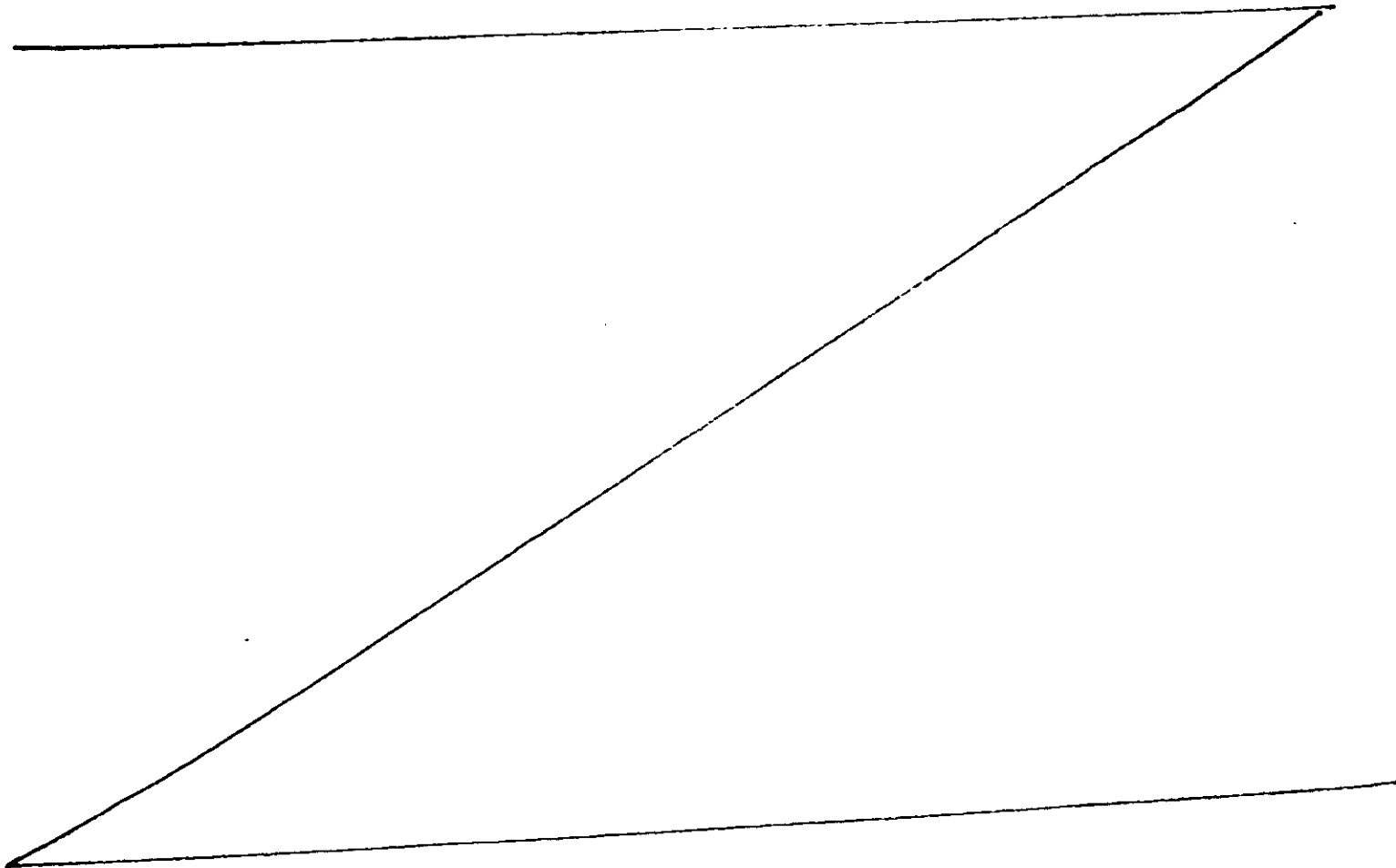


As to the parcel marked "Out-Parcel" located in the South-westerly corner of the shopping center, as shown on Exhibit "A" attached to the said collateral lease agreement, Landlord agrees that any building constructed on such parcel shall not exceed 3,000 sq. ft. in area and one story or 18 feet in height. The parcel may be used only for the operation of a bank or savings and loan association, a bar and/or liquor store, a gas station, a fast-food restaurant or for business and professional offices, or for such businesses or activities as do not violate the restrictions on use set forth in Articles 7 and 28 of the said collateral lease agreement. Pending such use, the parcel shall be maintained as a grassed or landscaped area and kept free of weeds and underbrush, or may be paved as parking area.

IT IS UNDERSTOOD AND AGREED that this is a Short Form Lease which is for the rents and upon the terms, covenants and conditions contained in the aforesaid collateral lease agreement executed by the parties hereto and bearing even date herewith, which collateral lease agreement is and shall be a part of this instrument as fully and completely as if the same were set forth herein.

IN WITNESS WHEREOF, the Landlord and Tenant have executed



(CONTINUED ON NEXT PAGE)