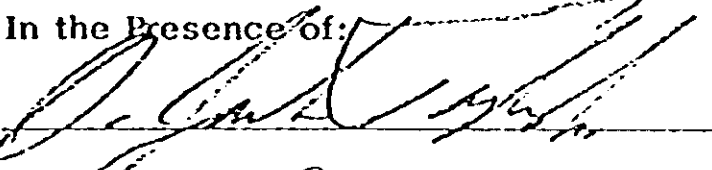


In the event the total cost of constructing the improvements as provided in Exhibit A exceeds \$160,000, the portion of the cost which exceeds \$160,000 shall be paid by the Tenant. In the event the total cost of improvements are less than \$160,000, the Landlord shall be obligated to pay only the amount of such actual costs.


In addition to the foregoing, Landlord agrees at his expense to cause the premises to be graded so that there is no more than Five (5%) per cent slope in the land at any point. Landlord further agrees at his expense to cause water and sewer lines and service to be brought to the premises adequate to serve the needs of Tenant's business. The grading work shall be completed and the water and sewer service available at the premises by not later than July 15, 1974.

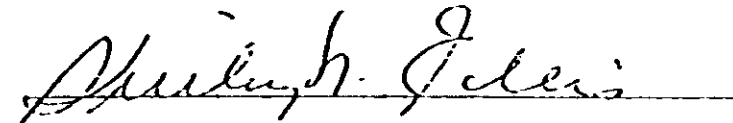
It is understood and agreed by all parties hereto that the undersigned General Partner or Partners of Benchmark Properties have executed this Agreement for the purpose of binding Benchmark Properties to the terms hereof only, and no general partner of Benchmark Properties, including the undersigned, shall have any individual liability under this Agreement whatsoever.

IN WITNESS WHEREOF, the parties hereto have cause this lease to be signed by their duly authorized officers and sealed with the corporate seals this day and year first above written.

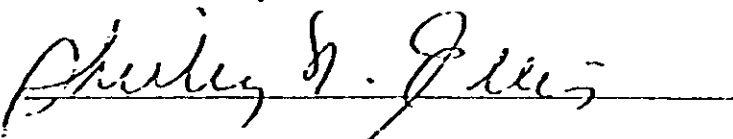
In the Presence of: 

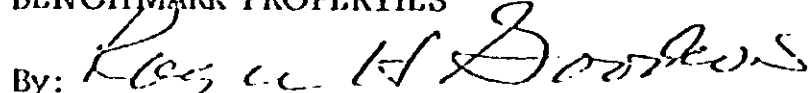

As to Landlord

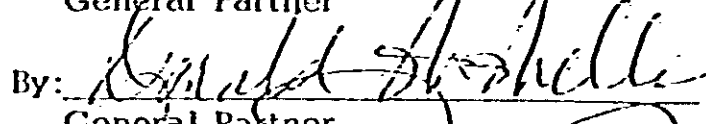
 (SEAL)
John D. Hollingsworth, Landlord

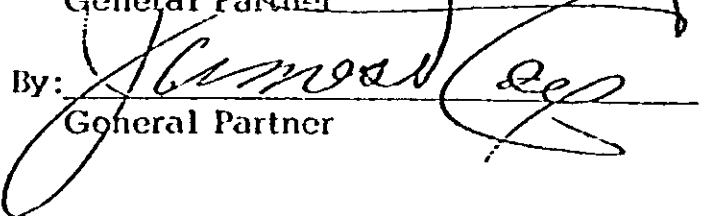






BENCHMARK PROPERTIES
By: 
General Partner

By: 
General Partner

By: 
General Partner

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