

1702

EXHIBIT "B"

La Petite Academy
135 Riverchase
Parkway E.
Birmingham, AL

LAND AND BUILDING LEASE AGREEMENT

SHORT FORM

TO BE RECORDED

ORIGINAL

On August 21, 1984 R.I.C. PROPERTIES, LTD., REALTY INCOME CORPORATION, GENERAL PARTNER, hereinafter referred to as "LESSOR", has leased to LA PETITE ACADEMY, INC., hereinafter referred to as "LESSEE", that certain "DEMISED PREMISES", the legal description of which is as follows: (See Exhibit "A" attached)

The term of said "LEASE AGREEMENT" is for a period of fifteen years (15) commencing with the recording of this short form. (\$39,876.00 per year)

IN WITNESS WHEREOF "LESSOR" AND "LESSEE" have executed said "LEASE AGREEMENT" and this Short Form Lease Agreement this day of August 30th, 1984.

LESSOR:

R.I.C. PROPERTIES, LTD.

REALTY INCOME CORPORATION,
GENERAL PARTNER

By: [Signature]

LESSEE:

LA PETITE ACADEMY, INC.

By: [Signature]

By: [Signature]

Attach a notary acknowledgement for all signatures.

Acknowledgment by Corporation which is a General Partner

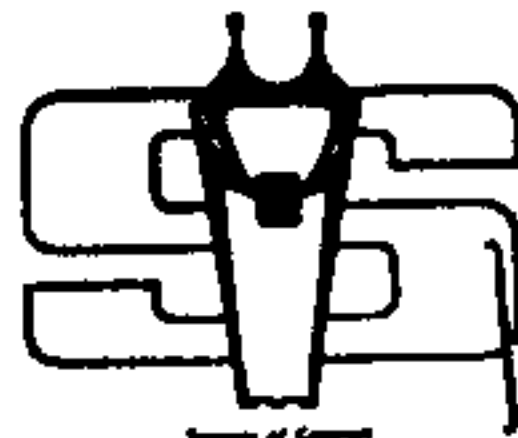
STATE OF CALIFORNIA

COUNTY OF San Diego

On August 30th 1984, before me, the undersigned, a Notary Public in and for said County and State, personally appeared John Wolfe known to me (or proved to me on the basis of satisfactory evidence) to be the President, and known to me (or proved to me on the basis of satisfactory evidence) to be the Secretary of the corporation that executed the within instrument and known to me to be the person who executed the within instrument on behalf of said corporation and acknowledged to me that such corporation executed the within instrument pursuant to its By-Laws or a Resolution of its Board of Directors; said corporation being known to me to be a general partner of R.I.C. Properties, Ltd. a partnership, the partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.

WITNESS my hand and official seal.

SD 37A Notary Public in and for said County and State



LAND AND BUILDING LEASE AGREEMENT

EXHIBIT "A"

LEGAL DESCRIPTION OF REAL PROPERTY

LA PETITE ACADEMY

135 RIVERCHASE PARKWAY E., BIRMINGHAM, ALABAMA

Lot 1, according to the Map of Riverchase Properties, First Addition to Riverchase as recorded in Map Book 8, page 132, in the Probate Office of Shelby County, Alabama.

STATE OF MISSOURI)
COUNTY OF JACKSON)

I, Loretta A. Hutchison, a Notary Public, in and for said county and said state, hereby certify that J. L. Brozman, whose name as President of La Petite Academy, Inc. a Delaware corporation is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 6th day of September, 1984.

LORETTA A. HUTCHISON
Notary Public - State of Missouri
Commissioned in Platte County
My Commission Expires April 12, 1985

Loretta A. Hutchison
Notary Public

My commission expires:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 OCT 31 PM 3:41

F. Thomas P. [Signature]
JUDGE OF PROBATE

Deed - 387.00
Rge 5.00
Ind. 1.00

393.00