

STATE OF ALABAMA)

PARTIAL RELEASE

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and 00/100 Dollars (\$10.00) and other valuable consideration to the undersigned, State Street Bank and Trust Company, as Trustee for the 1994 Riverchase Trust ("State Street"), State Street does hereby release and discharge the parcel of land described on Exhibit A attached hereto and made a part hereof, from the lien and operation of (a) that certain Mortgage and Security Agreement executed by Sun Riverchase, Limited Partnership, dated as of June 1, 1994, and recorded in the Probate Office of Shelby County, Alabama, as Instrument Number 1994-17864 and (b) that certain Assignment of Leases and Rents, executed by Sun Riverchase, Limited Partnership, dated as of June 1, 1994, and recorded in said Probate Office as Instrument Number 1994-17865.

It is understood, however, that the execution of this Partial Release shall in no way operate to release or impair the lien or security of said mortgage upon the property remaining subject thereto.

IN WITNESS, State Street Bank and Trust Company, as Trustee for the 1994 Riverchase Trust, has caused this Partial Release to be executed this 25th day of May, 1995, by its duly authorized officer.

STATE STREET BANK AND
TRUST COMPANY, as trustee for
the 1994 Riverchase Trust

By Carolina D. Altomare
Its ASSISTANT SECRETARY

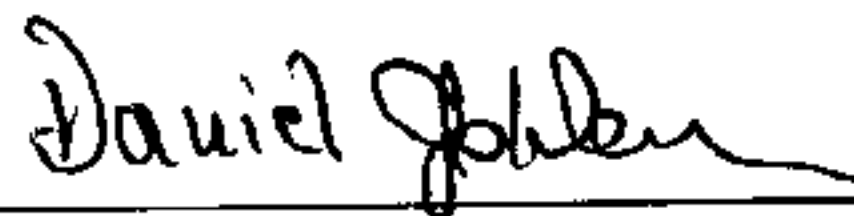
Inst # 1995-15287

06/12/1995-15287
11:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

COMMONWEALTH OF MASSACHUSETTS)
SUFFOLK COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Carolina D. Altomare, whose name as Assistant Secretary of State Street Bank and Trust Company, as Trustee for the 1994 Riverchase Trust, a Massachusetts trust company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said Partial Release, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said State Street Bank and Trust Company, in its capacity as Trustee for the 1994 Riverchase Trust.

Given under my had and official seal this the 25th day of May, 1995.



Notary Public

AFFIX SEAL

My commission expires: _____

DANIEL GOLDEN

Notary Public

My Commission Expires June 26, 1998

This instrument prepared by:
Linda J. Groves, Esq.
Bingham, Dana & Gould
150 Federal Street
Boston, Massachusetts 02110
(617) 951-8374

Exhibit A

TRAINING CENTER TRACT

A parcel of land situated in the Southwest 1/4 of the Northeast 1/4 of Section 30, Township 19 South, Range 2 West, being more particularly described as follows:

Commence at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 19, Township 19 South, Range 2 West and turn an angle of 155°39'58" to the left from the East line of said 1/4 - 1/4 section and run in a Southwesterly direction a distance of 2188.68 feet to the POINT OF BEGINNING; thence 46°11'49" to the right in a Southwesterly direction a distance of 101.89 feet to a point; thence 90°00' to the right in a Northwesterly direction a distance of 13.76 feet to a point; thence 63°45' to the left in a Northwesterly direction a distance of 60.31 feet to a point; thence 63°45' to the left in a Southwesterly direction a distance of 13.76 feet to a point; thence 90°00' to the right in a Northwesterly direction a distance of 101.89 feet to a point; thence 90°00' to the left in a Southwesterly direction a distance of 92.00 feet to a point; thence 90°00' to the left in a Southeasterly direction a distance of 133.04 feet to a point on a curve to the left having a radius of 49.00 feet and a central angle of 54°14'49"; thence 64°37'25" to the right (angle measured to tangent) along said curve in a Southeasterly direction a distance of 46.39 feet to a point; thence 64°37'24" to the right (angle measured to tangent) in a Southwesterly direction a distance of 163.04 feet to a point; thence 90°00' to the left in a Southeasterly direction a distance of 92.00 feet to a point; thence 90°00' to the left in a Northeasterly direction a distance of 133.79 feet to a point; thence 90°00' to the right in a Southeasterly direction a distance of 11.21 feet to a point; thence 63°45' to the left in a Northeasterly direction a distance of 59.17 feet to a point; thence 26°14'59" to the right in a Northeasterly direction a distance of 21.79 feet to a point; thence 90°00' to the right in a Southeasterly direction a distance of 56.79 feet to a point; thence 90°00' to the left in a Northeasterly direction a distance of 76.00 feet to a point; thence 90°00' to the left in a Northwesterly direction a distance of 68.00 feet to a point; thence 90°00' to the right in a Northeasterly direction a distance of 6.00 feet to a point; thence 90°00' to the left in a Northwesterly direction a distance of 39.00 feet to a point; thence 90°00' to the right in a Northeasterly direction a distance of 25.00 feet to a point; thence 90°00' to the left in a Northwesterly direction a distance of 64.00 feet to a point; thence 90°00' to the left in a Southwesterly direction a distance of 25.00 feet to a point; thence 90°00' to the right in a Northwesterly direction a distance of 39.00 feet to the POINT OF BEGINNING.

Containing 65,511.36 square feet or 1.50 acres

06/12/1995-15287
11:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 13.50