

Inst # 1999-12606

Memorandum of Lease

This document is entered into as of March 22, 1999, by and between David H. Young Associates, Limited Partnership, is c/o Greg Young 2023 Salt Myrtle Lane, Orange Park, FL 32073 ("Lessor") and Pierce Hardy Limited Partnership, whose address is Route 519, Box 584, Eighty-Four, PA 15384 ("Tenant").

1. Lessor has leased to Tenant, pursuant to the terms of a Lease Agreement dated August 1, 1985 as amended and Amendment to Lease Agreement dated March 22, 1999 (the "Lease") certain real property described on Exhibit A hereto (the "Premises").
2. The Term of the Lease shall commenced for the Premises on March 22, 1999 and expire July 31, 2005, unless sooner terminated by the terms of the lease.
3. The Tenant has the option to purchase the Premises upon the expiration of the term of the Lease.

In Witness Whereof, the parties have set their hands and seals on the date first above written.

David H. Young Associates, Limited Partnership
By: David G. Young, general partner

[Signature]

PIERCE HARDY LIMITED PARTNERSHIP
By: Peter Jon Co., General Partner

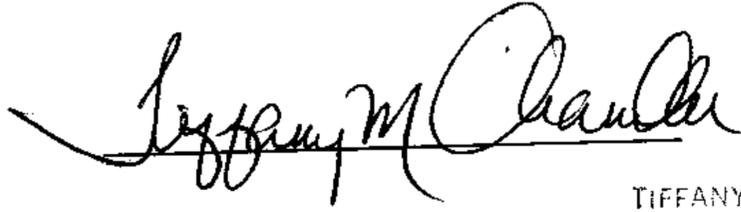
By: [Signature]
Vice President

03/25/1999-12606
01:55 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CRH 13.50

State of Georgia
County of Chatham

On this, the 13 day of March 1999 before me Tiffany Chandler, the undersigned officer, personally appeared David G. Young who acknowledged himself to be the General Partner of D.H. Young Asso., a Partnership, and that (s)he as such Partner, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the Partnership by himself as David G. Young

IN WITNESS WHEREOF, I hereunto set my hand and official seals.

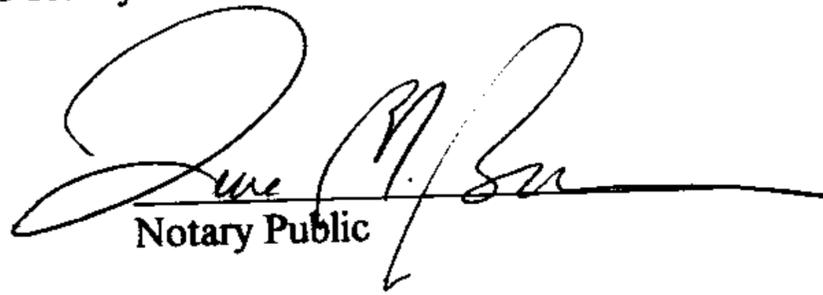


TIFFANY M. CHANDLER
Notary Public, Chatham County, Ga.
My Commission Expires June 27, 1999

State of Pennsylvania
County of Washington

On this, the 22 day of March 1999, before me Tina M. Birkhamer the undersigned officer, personally appeared Joseph A Hardy who acknowledged himself to be the Vice President of Peter Jon Co., a corporation, and that (s)he as such Vice President, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as Vice President

IN WITNESS WHEREOF, I hereunto set my hand and official seals.


Notary Public

Notarial Seal
Tina M. Birkhamer, Notary Public
North Strabane Twp., Washington County
My Commission Expires Mar. 18, 2002
Member, Pennsylvania Association of Notaries

EXHIBIT "A"

A tract of land located in the Southeast Quarter of the Southwest Quarter of Section 29 Township 19 South Range 1 East Shelby County, Alabama being more particularly described as follows: Commence at the Southwest Corner of the Southeast Quarter of the Southwest Quarter of Section 29 Township 19 South Range 1 East thence run north along the west boundary line of said Quarter-Quarter section for 831.88 feet to the point of beginning; thence continue along last said course for a distance of 370.88 feet to the South Right of Way Line of the CSX Railroad; thence turn an angle of 83 degrees 53 minutes 41 seconds to the right and run easterly along said railroad right of way line for a distance of 787.22 feet; thence turn an angle of 94 degrees 17 minutes 05 seconds to the right and run a distance of 149.98 feet; thence turn an angle of 94 degrees 20 minutes 21 seconds to the left and run a distance of 131.84 feet; thence turn and angle of 79 degrees 29 minutes 50 seconds to the right and run a distance of 132.24 feet; thence turn an angle of 97 degrees 57 minutes 47 seconds to the left and run a distance of 147.07 feet to the West Right of Way Line of Shelby County Road No. 51 and the point of curvature of a tangent curve. concave to the East, having a radius of 1455.06 feet, a central angle of 8 degrees 32 minutes 41 seconds and a chord of 216.80 feet bearing South 17 degrees 18 minutes 28 seconds East: thence South along said curve a distance of 217.00 feet; thence South 20 degrees 12 minutes 54 seconds East along said road right of way line for a distance of 87.00 feet; thence turn an angle of 112 degrees 31 minutes 28 seconds to the right for a distance of 1188.62 feet to the Point Of Beginning.

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