

ADDENDUM TO LEASE CREATING OPTION TO PURCHASE

Inst # 1999-45845

LESSOR: L.O. FARRIS AND WIFE EDITH NELL FARRIS

LESSEE JASON TODD DEAN AND ELIZABETH ROBINSON DEAN

PROPERTY: 4.51 ACRES ML ON INDUSTRIAL PARK DRIVE, ALABASTER, ALA. WHICH IS SUBJECT OF REAL ESTATE LEASE BETWEEN PARTIES DATED OCTOBER 26, 1999.

As a part of this Lease, and subject to all the terms and conditions thereof, the Lessor(s) do hereby give and grant unto the Lessee the Exclusive Option and privilege of purchasing the leased premises for the full purchase price on the following terms and conditions:

The Lessor acknowledges receipt of One Dollars as additional consideration for said option paid by the Lessee on this date.

The Lessee shall have the right to exercise this option of purchase at any time before the expiration of the term of the Lease Agreement referred to herein subject however, to the following terms and conditions:

--That the Lessee shall give written notice to the Lessor of his desire to exercise this Option to Purchase prior to the expiration of the Lease term. If said option is exercised during the first 2years of the lease the sales price shall be Four Hundred and Fifty Thousand Dollars(\$450,000.00). If said option is exercised after two years the sales price shall be Six Hundrend Thousand Dollars(\$600,000.00).

--Lessee agrees that in the event of his exercising this Option, each party will pay one -half of the normal closing costs(attorney fee, recording of deed, and title insurance) and the Lessee will accept from the Lessor a General Warranty Deed, title insurance, and survey, sufficient to pass the full fee simple title to the property described in the Lease referred to herein.

--Lessor agrees that in the event the Lessee decides to exercise his option to Purchase, that Lessor will execute and deliver to the Lessee a General Warranty Deed, title insurance and survey(lessee has copy of survey) sufficient to pass full fee simple title to the property to the Lessee upon payment to the Lessor of the full consideration stated above, less no credits.

IN WITNESS WHEREOF, LESSOR AND LESSEE have hereunto set their hands and seals this the 26 day of October, 1999.

WITNESS

WITNESS

LESSOR

LESSEE

11/08/1999-45845
11:50 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HWS 13.50

OPTION TO PURCHASE FARRIS TO DEAN

STATE OF ALABAMA)
COUNTY OF SHELBY)

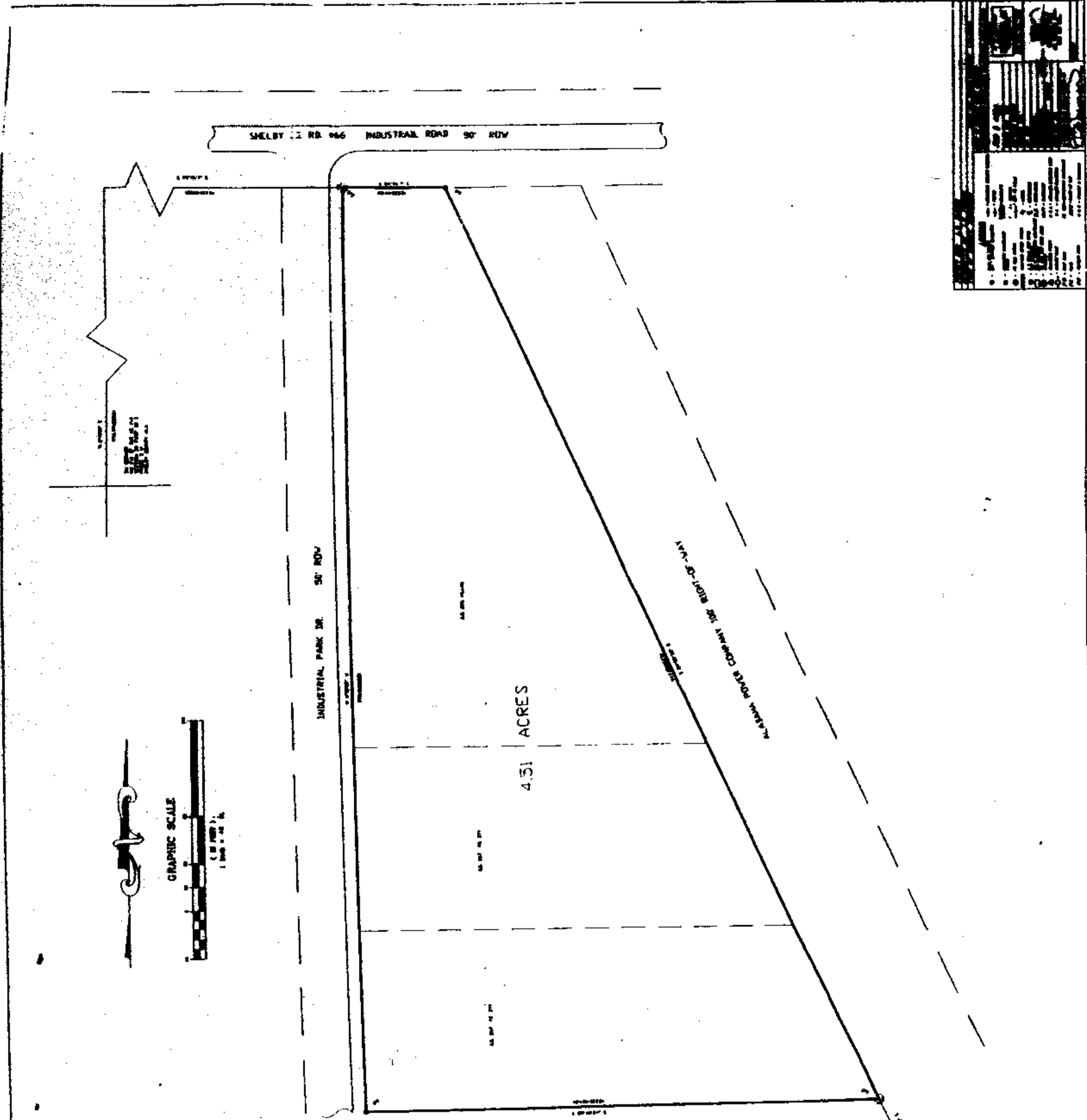
Before me, the undersigned Notary Public, personally appeared L.O. Farris and wife Edith Nell Farris, who, being known to me, and who, being first duly sworn, did state that they signed the foregoing instrument freely and voluntarily, knowing the contents thereof and that the statements made therein are true and accurate to the best of their knowledge, information and belief.

Sworn to and subscribed before me this 26th day of October, 1999.

Joe Walton
Notary Public

Commission expires 12/6/2000

Exhibit 'A' Lease/Option FARRIS TO DEMO 10/6/99



Commence at the SW Corner of the NW 1/4 of the NE 1/4 of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama thence run N 0deg-41'11" E along the west line of said 1/4-1/4 a distance of 596.97' (deed) to its intersection with the southerly R.D.V. line of County Road # 66 (Aubaster Industrial road 80' r.o.w.) thence S 89deg-46'07" E and along said southerly R.D.V. a distance of 450.01' (deed) to the POINT OF BEGINNING thence continue along last described course and along said R.D.V. a distance of 85.44' (deed) to its intersection with the southwesterly R.D.V. line of a 100' Alabama Power Co. R.D.V. thence S 24deg-22'32" E and leaving said Shelby County Road R.D.V. and along said Alabama Power Co. R.D.V. a distance of 847.85' (deed) thence N 89deg-45'27" E a distance of 424.06' (deed) to the westerly R.D.V. line (50' ROW) of Industrial Park Drive thence N 0deg-50'25" W and along said R.D.V. a distance of 770.91' (deed) to the POINT OF BEGINNING. Said parcel contains 4.51 acres, more or less.

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