

**PARTIAL RELEASE FROM MORTGAGE
AND FROM UCC FINANCING STATEMENT**

KNOW ALL MEN BY THESE PRESENTS: That whereas the undersigned Compass Bank is the owner and holder of record of that certain Mortgage, Assignment of Rents and Leases and Security Agreement executed by AIG/Baker Partnership, a Delaware general partnership, to Compass Bank, an Alabama banking corporation, dated April 28, 1998, filed in the Office of the Judge of Probate of Shelby County, Alabama on April 30, 1998, as Instrument No. 1998-15501, as modified by the terms of the Instrument filed May 21, 1999, under Instrument No. 1999-21339, as further modified by the terms of the Instrument filed May 24, 1999, under Instrument No. 1999-21568, as further modified by the Instrument filed June 8, 1999 under Instrument No. 1999-23929; and

FURTHER; That whereas the undersigned Compass Bank is the owner and holder of record of that certain UCC Financing Statement executed by AIG/Baker Partnership, a Delaware general partnership, to Compass Bank, an Alabama banking corporation, filed on April 30, 1998, under UCC No. 1998-15502 and as modified in Instrument No. 1999-21342 and Instrument No. 1999-21341;

WHEREAS, for the consideration herein set out, the undersigned has agreed to release from the lien of said mortgage and the lien of the said financing statement on the hereinafter described land.

NOW THEREFORE, in consideration of the premises and the sum of One Dollar (\$1.00) paid to the undersigned, on the execution and delivery of this instrument, the receipt and sufficiency of which sum is hereby acknowledged, the undersigned does hereby RELEASE, REMISE, CONVEY AND QUITCLAIM unto the said AIG Baker Lee Branch, L.L.C. and its successors and assigns from the lien, operation and effect of said mortgage and said financing statement that part of the land described in said mortgage which is described on Exhibit "A" attached hereto (the "Property").

As to all other land described and conveyed in said mortgage, the lien thereof shall remain in full force and effect, unaffected by this release.

TO HAVE AND TO HOLD said tract or parcel of land unto the said AIG Baker Lee Branch, L.L.C., its successors and assigns forever.

This release is given for the purpose of enabling AIG Baker Lee Branch, L.L.C. to make a valid conveyance of said land free and clear of the lien of said mortgage.

IN WITNESS WHEREOF, COMPASS BANK, an Alabama banking corporation, has caused this release to be executed by its duly authorized officer this 23 day of December, 2002.

COMPASS BANK

By: [Signature]

Name: R Scott Pulliam

Its: SVP

ACKNOWLEDGMENT

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County in said State, hereby certify that R. Scott Pulliam, whose name as SVP of Compass Bank, an Alabama banking corporation, is signed to the foregoing instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 23 day of December, 2002.

[Signature]
NOTARY PUBLIC

My commission expires:

3-16-03

EXHIBIT "A"

Legal Description of the Property

Parcel 2B, according to a resurvey of 1st Revision of the Amended Map of Lee Branch Corporate Center recorded in Map Book 30, page 132, in the Office of the Judge of Probate of Shelby County.