

STATE OF ALABAMA)
SHELBY COUNTY)

MEMORANDUM OF LEASE

KNOW ALL MEN BY THESE PRESENTS; that, on April 9, 2004 a Commercial Lease (the Lease) was entered into between J.C. Hogan Enterprises, LLC (Lessor), Issis & Sons, Inc. (Lessee) and Mark Dinan as Agent.

This Memorandum of Lease is presented for recording and the following information is provided:

1. The name of the Lessor is J.C. Hogan Enterprises, LLC, an Alabama Limited Liability Company.
2. The name of the Lessee is Issis & Sons, Inc.
3. The address of the premises demised to Lessee is described as 1797 and 1797-A Fulton Springs Road, Alabaster, AL 35115. The legal description for the real property which includes the demised premises is set out on Exhibit A attached hereto and incorporated by referenced herein.
4. The Lease is dated effective May 1, 2004. The term of the Lease begins on May 1, 2004 and continues for 99 years thereafter. The end of the term of the Lease is April 30, 2103.
5. The legal description of the property comprising the demised premises is attached hereto as Exhibit B.

This Memorandum of Lease is executed as of the 19th day of April, 2004 by the undersigned.

Lessor J.C. Hogan Enterprises, LLC

By: [Signature]

Its: Member

Lessee Issis & Sons, Inc.

By: [Signature]

Its: President

Agent

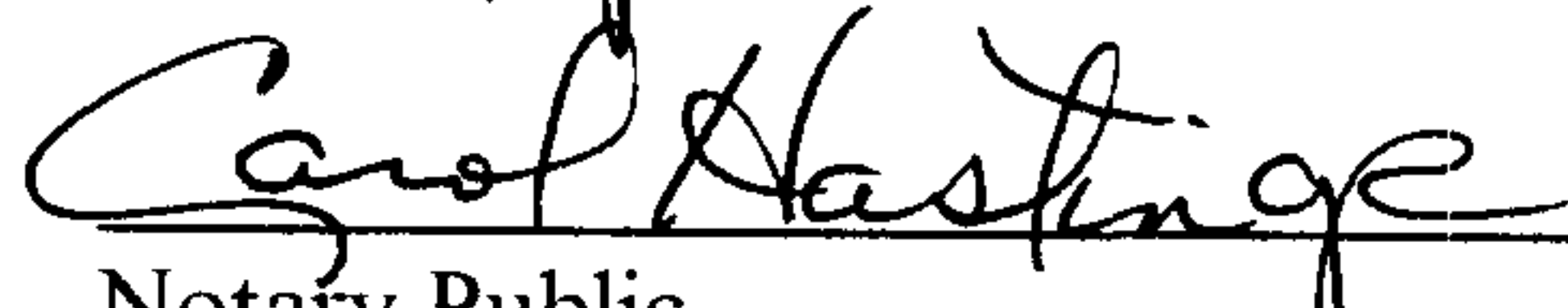
[Signature]
Mark Dinan

STATE OF ALABAMA)
COUNTY)

LLC ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Jerry C. Hogan as Sole Member of J.C. Hogan Enterprises, LLC, whose name 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 this instrument, he, in their capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 22 day of APRIL, 2004.


Notary Public
My Commission Expires: 5-6-06

STATE OF ALABAMA)
____ COUNTY)

CORPORATION ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Steve Issis, whose name as President of Issis & Sons, Inc., a corporation is signed to the foregoing instrument, and who is known to me, acknowledged before me this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of the corporation.

Given under my hand and official seal this 19 day of Apr. 1, 2004.


Notary Public
My Commission Exp. 8-1-2004
MY COMMISSION EXPIRES 8-1-2004

STATE OF ALABAMA)
____ COUNTY)

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that Mark Dinan, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of Apr. 1, 2004.


Notary Public
My Commission Exp. 8-1-2004
MY COMMISSION EXPIRES 8-1-2004

FIRST AMERICAN TITLE INSURANCE COMPANY**COMMITMENT****LEGAL DESCRIPTION**

EXHIBIT 'A'
TO MEMORANDUM OF
LEASE
(PAGE 1 of 2)

Issuing Office File No.: T-67392

PARCEL I:

Commence at the Northwest corner of the SW 1/4 of the SE 1/4 of Section 12, Township 21 South, Range 3 West; thence run Southerly along the West boundary of said 1/4-1/4 for 425.00 feet to an iron, being the point of beginning of the parcel herein described; thence turn an angle of 155 degrees, 55 minutes, 56 seconds to the left and run Northeasterly for 447.14 feet to an iron; thence turn an angle of 67 degrees, 27 minutes, 39 seconds to the right and run Easterly for 363.46 feet to a concrete right of way monument on the Southwest right of way line of Interstate Highway 65; thence turn an angle of 62 degrees, 50 minutes, 54 seconds to the right and run Southeasterly along said right of way line for 110.50 feet to a concrete right of way monument; thence continue along said right of way along a curve to the left, having a radius of 11624.16 feet and a central angle of 5 degrees, 44 minutes, 08 seconds for an arc distance of 1163.63 feet to an iron; thence turn an angle of 110 degrees, 38 minutes, 32 seconds to the right (from the tangent to the curve) and run 136.06 feet to an open-end pipe; thence turn an angle of 13 degrees, 08 minutes, 21 seconds to the right and run 77.56 feet to an iron; thence turn an angle of 90 degrees, 00 minutes, 00 seconds to the right and run 60.00 feet to an iron; thence turn an angle of 90 degrees, 00 minutes, 00 seconds to the left and run along a curve to the right, having a radius of 91.64 feet and a central angle of 56 degrees, 24 minutes, 26 seconds for an arc distance of 90.22 feet to an iron; thence run Northwesterly, tangent to the curve, for 555.02 feet to an iron; thence turn an angle of 42 degrees, 45 minutes, 59 seconds to the left and run 601.33 feet to the point of beginning. Said parcel is lying in the SW 1/4 of the SE 1/4 of Section 12, Township 21 South, Range 3 West.

TOGETHER WITH the following described non-exclusive easement for ingress and egress and utilities.

Commence at the Southwest corner of the Southwest Quarter of the Southeast Quarter of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama, thence South 88 degrees, 21 minutes, 13 seconds East and run along the South line of said section 409.65 feet to an iron pin found; thence North 02 degrees, 27 minutes, 35 seconds East and run 195.96 feet to an iron pin found; thence South 87 degrees, 23 minutes, 25 seconds East and run 520.35 feet to an iron pin set and the point of beginning; thence continue along the last described course 61.57 feet to an iron pin set, said point being on a curve to the left, having a central angle of 39 degrees, 20 minutes, 17 seconds and a radius of 252.83 feet; thence along the arc of said curve South 02 degrees, 36 minutes, 01 seconds East and run 170.20 feet to an iron pin set and the end of said curve; thence South 22 degrees, 15 minutes, 10 seconds East and run 112.01 feet to the Northwesterly right of way line of Shelby County Road No. 26, said point being in a curve to the left having a central angle of 00 degrees, 23 minutes, 31 seconds and a radius of 1369.99 feet; thence along the chord of said curve South 45 degrees, 59 minutes, 02 seconds West and run 9.37 feet to the end of said curve;

SEE ATTACHED SCHEDULE "C", PAGE 2, FOR CONTINUATION OF LEGAL DESCRIPTION

FIRST AMERICAN TITLE INSURANCE COMPANY**COMMITMENT**~~SCHEDULE~~

(continued)

EXHIBIT A
(PAGE 2 of 2)

Issuing Office File No.: T-67392

Agent File No.: T-67392

Page 2

thence South 45 degrees, 47 minutes, 17 seconds West and run 55.31 feet to an iron pin set; thence North 22 degrees, 15 minutes, 10 seconds West and run 136.15 feet to an iron pin set and the beginning of a curve to the right, having a central angle of 36 degrees, 31 minutes, 16 seconds and a radius of 312.83 feet; thence along the chord of said curve North 04 degrees, 00 minutes, 32 seconds West and run 196.04 feet to the point of beginning. Lying within Sections 12 and 13, Township 21 South, Range 3 West.

PARCEL II:

A parcel of land lying in the SW 1/4; S.E. 1/4 of Section 12, and the NW 1/4; NE 1/4, Section 13, all in Township 21 South, Range 3 West, and more particularly described as follows:

Start at the Northeast corner of the said NW 1/4; NE 1/4, Section 13, Township 21 South, Range 3 West, run Westerly along the North boundary of the said NW 1/4; NE 1/4 a distance of 178.18 feet to an iron marker on the North right of way line of the Ellitsville-Saginaw Road at a point where an Alabama State Right of Way strikes the said North right of way of the said Ellitsville-Saginaw Road. Said marker being at the Northeast end of a steel pipe culvert, the point of beginning; thence run Northwesterly along the said right of way owned by the State of Alabama a distance of 170.3 feet to an iron marker at the right of way fence of U.S. I-65; thence turn an angle of 87 degrees, 48 minutes to the left and run Westerly a distance of 145.45 feet to an iron marker on the East bank of a creek. Thence turn an angle of 120 degrees, 53 minutes to the left and run Southeasterly along said creek a distance of 237.9 feet, more or less, to the said North right of way of said Ellitsville-Saginaw Road; thence run Northeasterly along the said R/W of said Ellitsville-Saginaw Road a distance of 58.0 feet to the point of beginning.

EXHIBIT B

A parcel of land situated in the Southwest Quarter of the Southeast Quarter of Section 12, Township 21 South, Range 3 West, Huntsville Meridian, Shelby County, Alabama being more particularly described as follows:

Commence at the Northwest Corner of the Southwest Quarter of the Southeast Quarter of Section 12, Township 21 South, Range 3 West, Huntsville Meridian, Shelby County, Alabama; thence run South 00 degrees 11' 00" East along the west line of said quarter section for a distance of 425.00 feet; thence leaving said west line run thence North 23 degrees 53' 00" East for a distance of 446.23 feet; thence run South 88 degrees 39' 21" East for a distance of 363.46 feet to the westerly right-of-way of U.S. Interstate #65 (right-of-way width varies); thence run South 25 degrees 48' 27" East along said right-of-way for a distance of 110.50 feet to a curve to the left with a radius of 11,180.31 feet, a delta angle of 1 degree 51' 59", a chord bearing of South 26 degrees 44' 27" East for a distance of 364.18 feet; thence run in a southerly direction along said right-of-way line and along the arc of said curve for a distance of 364.19 feet; thence leaving said right-of-way line run South 62 degrees 19' 34" west for a distance of 26.86 feet to the center of an existing pole for a billboard and to the POINT OF BEGINNING of "the Premises" formed by a circle around said pole centered at the said POINT OF BEGINNING with a radius of 25 feet, said premises consisting of that area contained within this circle centered at the said POINT OF BEGINNING and whose limit is defined by the said radius length.

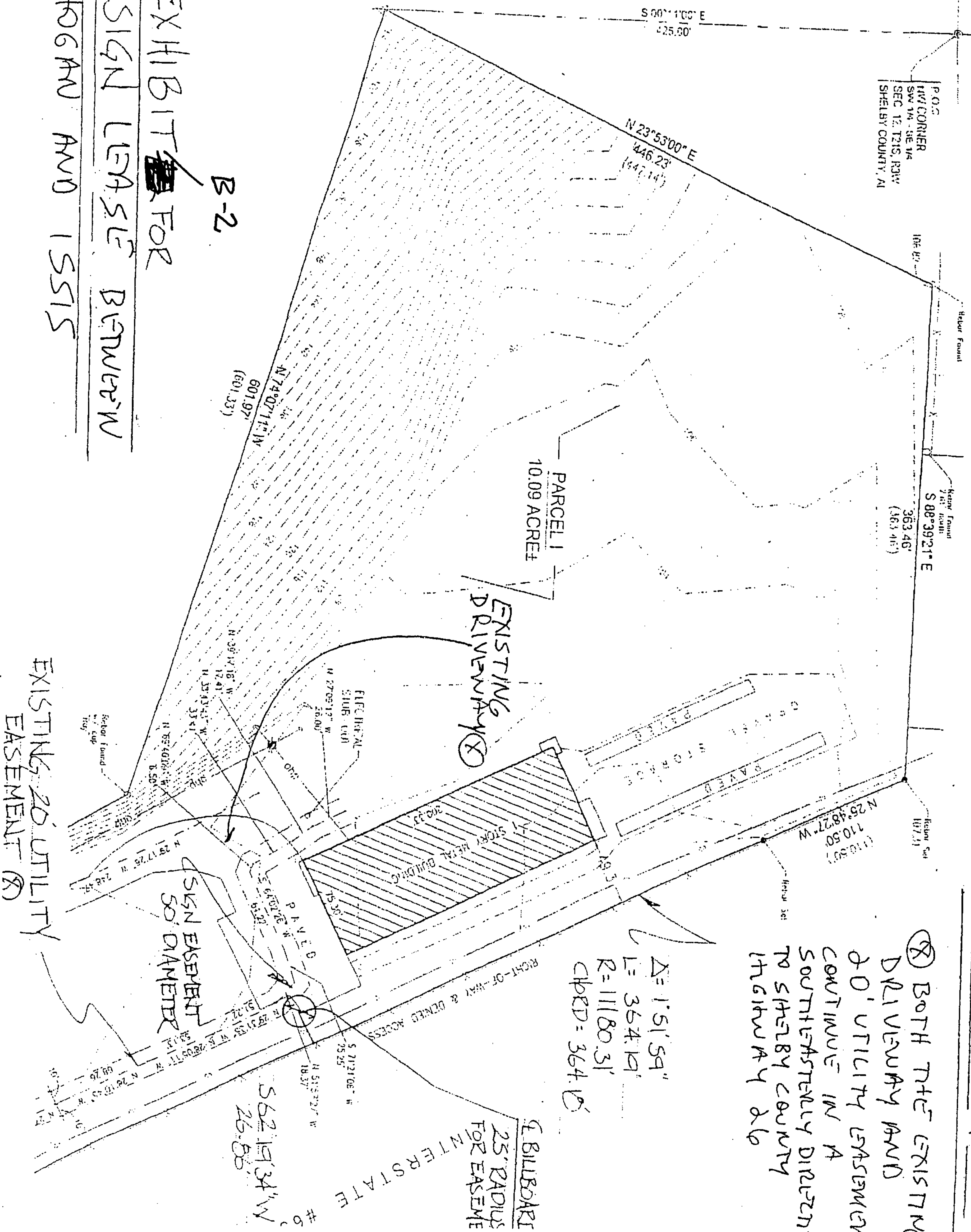
Together with a non-exclusive easement for ingress, egress and utilities over and across that real property described on Exhibit B-1 attached hereto and incorporated by reference herein. Notwithstanding the foregoing easement grant, it is expressly understood that Lessee shall have the right to use the existing driveway on the real property containing the premises from Shelby County Highway 26 to premises so long as said driveway exists and such right is not terminated by Lessor or its successors or assigns. Notwithstanding any such termination, Lessee shall be able to use for the entire term of this lease the easement described on Exhibit A-1 attached hereto and incorporated by reference herein said easement being a non-exclusive easement running with the land and running with this lease.

The premises and the easement together with the driveway herein are visually depicted on Exhibit B-2 attached hereto and incorporated by reference herein.

13-1
EXHIBIT ~~13-1~~

Commence at the Northwest corner of the SW 1/4 of the SE 1/4 of S 12, T21S, R3W, Shelby County, Alabama; thence S 0 degrees 00' 00" E, along and with the West line of said quarter-quarter section 425.00 feet to an iron pin; thence S 73 degrees 56' 11" E, leaving said west line, 601.34' to an iron point, thence S 31 degrees 10' 12" E 555.02 feet to an iron pin at the beginning of a curve to the left, said curve having a Delta of 56 degrees 24' 26", a radius of 91.64 feet, a chord of 86.62 feet which bears S 59 degrees 22' 25" E; thence, along and with the arc of said curve, 90.22 feet to the end of said curve; thence S 02 degrees, 25' 22" W 60.00 feet; thence S 87 degrees 34' 38" E 61.57 feet to an iron pin; thence S 34 degrees 02' 13" E 234.94 feet to the northwesterly margin of Shelby County Highway 26 also known as Fulton Springs Road, thence N 45 degrees 53' 09" E, along and with said northwesterly right-of-way margin of said Highway 26, 47.86 feet to the point of beginning of the centerline of an easement, said easement being ten feet on each side of the following described line: thence N 13 degrees 47' 57" W, leaving said northwesterly right-of-way margin, 183.28 feet to a point; thence N 36 degrees 57' 12" W 26.55 feet to a point; thence N 42 degrees 48' 35" W 72.85 feet to a point; thence N 33 degrees 06' 25" W 101.45 feet to a point; thence N 30 degrees 10' 31" W 99.71 feet to a point; thence N 51 degrees 32' 31" W 18.37 feet to a point; thence N 28 degrees 35' 34" W 99.42 feet to a point; thence N 26 degrees 59' 39" W 70.21 feet to a point; thence N 28 degrees 35' 42" W 72.41 feet to a point; thence N 27 degrees 13' 51" W 64.49 feet to a point; thence N 27 degrees 45' 50" W 68.26 feet to a point; thence N 27 degrees 40' 16" W 53.13 feet to a point; thence N 29 degrees 06' 40" W 51.22 feet to a point; thence N 51 degrees 32' 32" W 18.37 feet to the end of said centerline and said easement.

B-2
EXHIBIT ~~1~~ FOR
SIGN LEASE BETWEEN
HOGAN AND ISSIS



NOT TO SCALE

Q BOTH THE EXISTING
DRIVEWAY AND
JO' UTILITY SYSTEMS
CONTINUE IN A
SOUTHEASTELY DIRECTION
TO SLABBY COUNTRY
IMMEDIATELY ALO