

PRIOR LIENHOLDER'S AGREEMENT

This PRIOR LIENHOLDER'S AGREEMENT is by and between METRO BANK (the "Prior Lienholder") and BIRMINGHAM CITY WIDE LOCAL DEVELOPMENT COMPANY (hereinafter along with its successors and assigns, the "CDC").

RECITALS

WHEREAS, ICON INVESTMENTS, INC. (the "Borrower") is the owner of the real estate described on the attached Exhibit A (the "Real Estate"). Prior Lienholder has made a loan in the original principal amount of \$551,650.00 (the "Prior Loan"). The Prior Loan is secured by a first Mortgage dated November 26, 2003, and recorded as Instrument No. 20031201000776960 in the Office of the Judge of Probate of Shelby County, Alabama (the "Prior Mortgage"). The Prior Loan is further secured by a security interest in the equipment and machinery (the "Equipment") owned by Borrower (the "Security Interest").

WHEREAS, CDC has agreed to make a loan in the amount of \$236,000.00 (the "504 Loan") to Borrower. The 504 Loan will be secured by a mortgage (the "504 Mortgage") to be recorded in the Office of the Judge of Probate of Shelby County, Alabama, contemporaneously with this agreement, and a security interest in the Equipment.

AGREEMENT

NOW, THEREFORE, for and in consideration of the foregoing recitals, the mutual agreements set forth below and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Balance of the Prior Loan. Following the funding of the 504 Loan, Prior Lienholder will receive \$227,150.00 from CDC in accordance with instruction given to CDC by Borrower. Such \$227,150.00 will reduce the note secured by the Prior Mortgage, and Security Interest, and the principal balance of the Prior Loan will upon such reduction be no more than \$324,500.00, and will be the only obligation superior to Borrower's obligations to CDC which are secured by the Prior Mortgage, and the Security Interest.

2. Subordination of Future Advances, Prepayment Fees, Late Fees, and Increased Post-Default Interest Fees. Except for advances made for reasonable costs of collection, maintenance and protection of the Prior Mortgage or Security Interest, the Prior Lienholder hereby subordinates to the 504 Loan and the lien(s) securing the 504 Loan (a) any sum advanced to the Borrower by the Prior Lienholder after the date of this Agreement and (b) any prepayment penalties, late fees, and increased default interest in connection with the Prior Loan.

3. Compliance with 504 Loan Program Requirements. Prior Lienholder confirms that the note and all other documents executed in connection with the Prior Loan (a) evidence a loan that does not exceed the principal amount permitted by the Authorization for Debenture Guarantee (SBA 504 Loan) issued by the U.S. Small Business Administration ("SBA") to CDC to assist Borrower, (b) have no open-ended features and allow only future advances for the reasonable costs of collection, maintenance and protection of the Prior Lienholder's lien

thereunder, (c) are not cross-collateralized with any other financing now or hereafter to be provided by Prior Lienholder, (d) have no early call features, (e) are not payable on demand unless the Prior Loan is in default, (f) have a term of at least, and do not require a balloon payment prior to, ten years for a 20-year 504 loan or seven years for a 10-year 504 loan, (g) have a reasonable interest rate that does not, and will not, exceed the maximum interest rate for a third party loan as published by SBA, and (h) do not establish a preference in favor of the Prior Lienholder as compared to CDC or SBA other than the Prior Lienholder's senior lien position. The Prior Lienholder agrees that if any provision in the note or any other document executed in connection with the Prior Loan does not comply with these requirements, then the Prior Lienholder waives its right to enforce any such provision.

4. Waiver of Enforcement of Covenant Not to Encumber the Real Estate. If the Prior Mortgage or any document evidencing the Prior Loan contains any provision prohibiting Borrower from further encumbering the Real Estate, Prior Lienholder waives its right to enforce any such provision as it might apply to the lien arising from the 504 Mortgage securing or any document evidencing the 504 Loan.

5. Notice of Default Under the Prior Loan. If any default, event of default or delinquency, upon which the Prior Lienholder intends to take action, occurs under the Prior Mortgage or Security Interest or any document executed in connection with the Prior Loan, then the Prior Lienholder agrees to give the CDC and the U.S. Small Business Administration (the "SBA") written notice of such default, event of default or delinquency and the opportunity to cure or to purchase the note evidencing the Prior Loan and the Prior Mortgage prior to foreclosure. Such notice must be given within thirty (30) days after the default, event of default or delinquency upon which the Prior Lienholder intends to take action and at least sixty (60) days prior to the date of any proposed sale and the Prior Lienholder will not sell all or any portion of its collateral without giving the CDC and the SBA such notice. Notice under this Agreement shall be deemed to have been given when sent by certified or registered mail, return receipt requested, addressed, as the case may be, to the CDC, BIRMINGHAM CITY WIDE LOCAL DEVELOPMENT COMPANY at 110 North 12th Street, Birmingham, Alabama, 35203, and to the SBA at its Birmingham District Office, 801 Tom Martin Drive, Suite 201, Birmingham, Alabama 35211, Attention: District Counsel.

6. Successors and Assigns. This Agreement shall inure to the benefit of and bind the respective parties to this Agreement and their successors and assigns.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 8th day of November, 2004.

METRO BANK
By Richard Knight
(Its Vice President)

ACKNOWLEDGED AND CONSENTED TO:

ICON INVESTMENTS, INC.

By: John Erskine Porter, III
John Erskine Porter, III (Its President)

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard Knight, whose name as Vice President of METRO BANK, a corporation, 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 instrument, he/she, as such officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in his/her capacity as aforesaid.

Given under my hand and official seal, this the 8th day of November, 2004.

J. B. Sigler
NOTARY PUBLIC
My Commission Expires: Nov. 9, 2005

THIS INSTRUMENT PREPARED BY:
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EXHIBIT "A"

A part of Lots 6 and 7, according to the Theo Sparks Survey of the town of Vandiver, as recorded in Map Book 3, page 45, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Beginning at the point of intersection of the Northwestern right of way line of Shelby County Highway No. 43 and the Northerly right of way line of the Central of Georgia Railroad; thence run Northwesternly along said Northerly railroad right of way line for a distance of 107.70 feet to a point; thence turn a left interior angle of $91^{\circ}59'25''$ and run Northeasterly 94.63 feet to a point on the Southwest right of way line of Alabama Highway No. 25; thence turn a left interior angle of $89^{\circ}22'41''$ to the tangent of a curve to the left, said curve having a radius of 1,077.07 feet and a central angle of $3^{\circ}07'41''$ and run 58.80 feet along said Southwesterly right of way line and the arc of said curve to a point; thence turn a left interior angle of $120^{\circ}19'05''$ from tangent to a right of way corner transition line and run Southerly along said line 100.02 feet to a point on the Northwestern right of way line of Shelby County Highway No. 43; thence turn a left interior angle of $127^{\circ}47'57''$ and run 16.21 feet along said right of way line of Highway No. 43 to the point of beginning.

And Also:

PARCEL I:

Commence at the intersection of the Northwestern right of way line of Shelby County Highway No. 43 and the Northerly right of way line of the Central of Georgia Railroad and run in a Northeasterly direction for a distance of 16.21 feet to the point of beginning; thence continue along last described course for a distance of 10.68 feet; thence turn a deflection angle to the left of $52^{\circ}12'03''$ and run in a Northerly direction for a distance of 88.60 feet to the beginning of a curve to the right, said curve having a radius of 1077.07 feet, a central angle of $00^{\circ}31'07''$, a chord length of 9.75 feet and an interior chord angle of $120^{\circ}03'32''$; thence run in a Northwesternly direction along arc of said curve for a distance of 9.75 feet; thence turn an interior angle to the right from chord of said curve $59^{\circ}56'28''$ and run in a Southerly direction along transition line for a distance of 100.02 feet to a point on the Northwestern right of way line of Shelby County Highway No. 43 and the point of beginning.

And a Perpetual Easement Over:

PARCEL II:

Commence at the point of intersection of the Northwestern right of way line of Shelby County Highway No. 43 and the Northerly right of way line of the Central of Georgia Railroad and run in a Northeasterly direction for a distance of 26.88 feet; thence turn a deflection angle to the left of $52^{\circ}12'03''$ and run in a Northerly direction for a distance of 49.55 feet to the point of beginning; thence continue along last described course for a distance of 30.93 feet; thence turn a deflection angle to the right of $115^{\circ}35'21''$ and run in a Southeasterly direction for a distance of 50.44 feet; thence turn a deflection angle to the right of $90^{\circ}06'30''$ and run in a Southwesterly direction for a distance of 28.08 feet; thence turn a deflection angle to the right of $90^{\circ}10'26''$ and run in a Northwesternly direction for a distance of 37.03 feet to the point of beginning.