

PRIOR LIENHOLDER'S AGREEMENT

This PRIOR LIENHOLDER'S AGREEMENT is by and between REGIONS BANK (the "Prior Lienholder") and SOUTHERN DEVELOPMENT COUNCIL, INC. (hereinafter along with its successors and assigns, the "CDC").

RECITALS

WHEREAS, TIEMKONGKARN PROPERTIES, L.L.C. (also known as Tiemkongkarn Properties, LLC) and SUKHO THAI, INC. (hereinafter collectively the "Borrower") are the interest holders of the real estate described on the attached Exhibit A (the "Real Estate"). Prior Lienholder has made a loan in the original aggregate principal amount of \$2,318,654.70, as evidenced by those certain promissory notes in the principal amounts of \$1,288,141.50 and \$1,030,513.20 (hereinafter collectively the "Prior Loan"). The Prior Loan is secured by a Mortgage and other documents recorded in Instrument 20040224000093150 and Instrument 20041015000570620 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 \$1,062,000.00 (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 \$1,030,513.20 from CDC in accordance with instruction given to CDC by Borrower. Such \$1,030,513.20 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 \$1,288,141.50, 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.

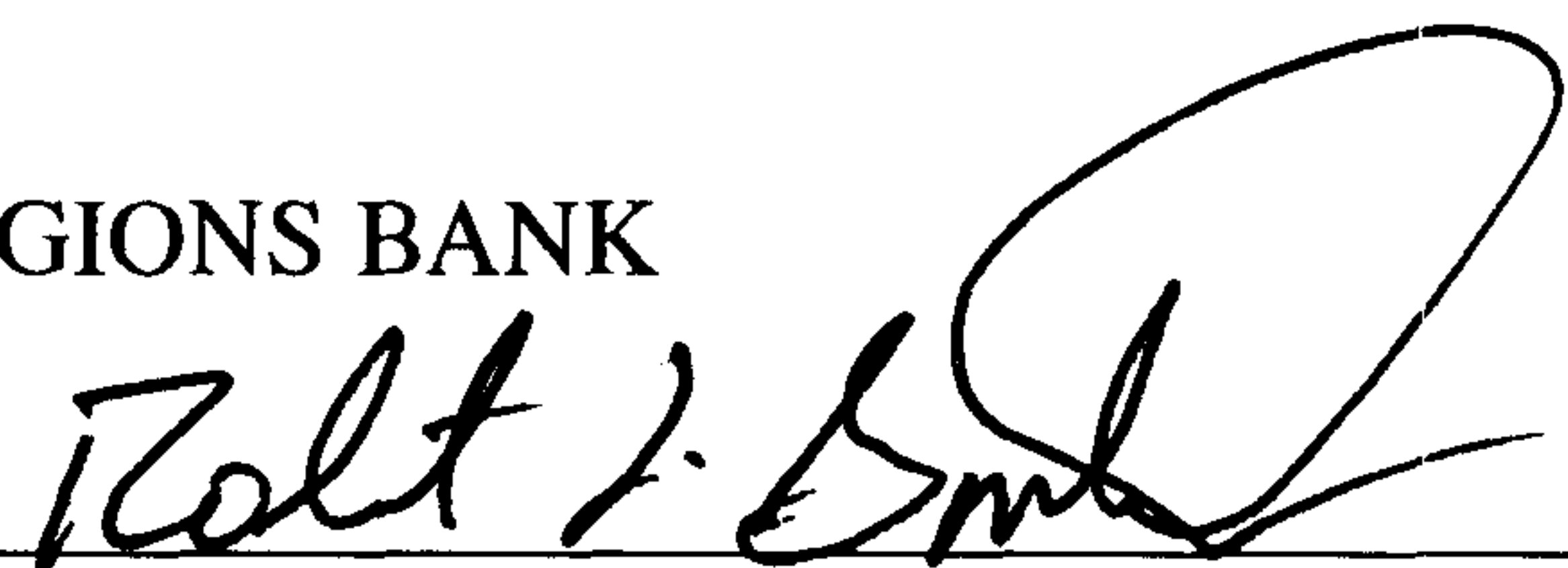
5. Notice of Default Under the Prior Loan. If any default, event of default or delinquency, upon which the Prior Lienholder intends to take action, occurs under the Prior Mortgage or Security Interest or any document executed in connection with the Prior Loan, then the Prior Lienholder agrees to give 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, SOUTHERN DEVELOPMENT COUNCIL, INC. at 8132 Old Federal Road, Montgomery, Alabama 36117, 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 7 day of August, 2006.

REGIONS BANK

By


(Its SPECIAL ASSETS OFFICER)

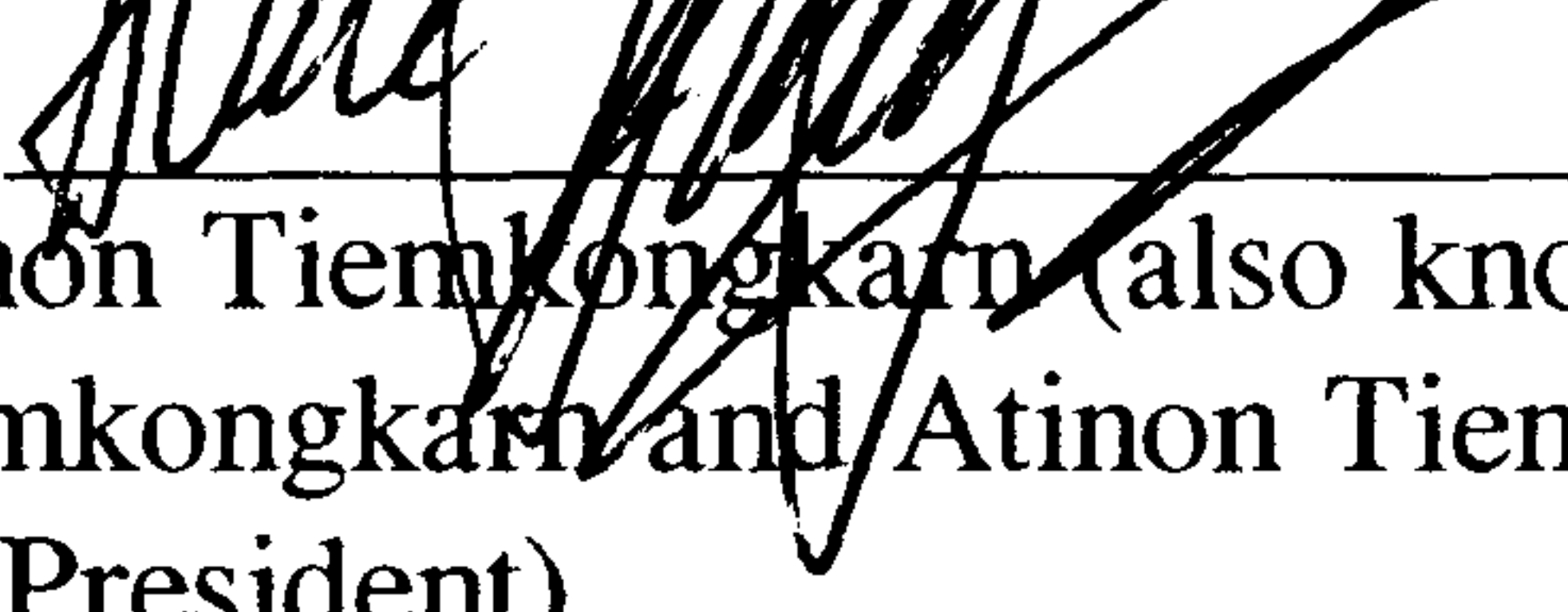

20060901000433660 2/5 \$23.00
Shelby Cnty Judge of Probate, AL
09/01/2006 02:43:31PM FILED/CERT

ACKNOWLEDGED AND CONSENTED TO:

TIEMKONGKARN PROPERTIES, L.L.C.
(also known as Tiemkongkarn Properties, LLC)

By: 
Anucha Tiemkongkanchana (Its Manager)

SUKHO THAI, INC

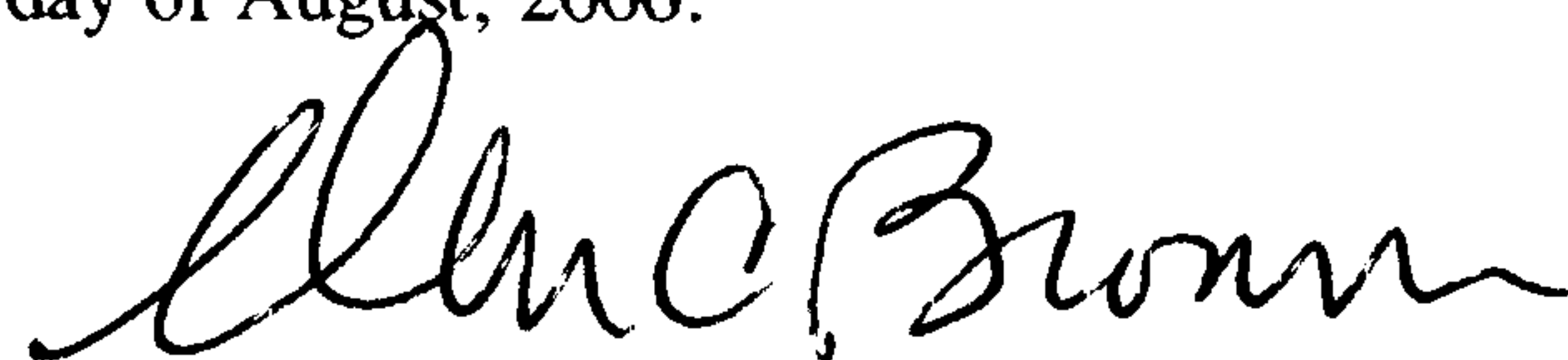
BY: 
Atinon Tiemkongkarn (also known as Atinon Neng
Tiemkongkarn and Atinon Tiemkongkancha)
(Its President)

STATE OF ALABAMA)
SHELBY COUNTY)

ACKNOWLEDGMENT FOR REGIONS BANK

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert L. Smith, whose name as Special Ass'ts Officer of REGIONS 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 1 day of August, 2006.



NOTARY PUBLIC

My Commission Expires: 12/14/2008 ~~THIS~~

INSTRUMENT PREPARED BY:

William C. Brown

ENGEL HAIRSTON & JOHANSON, P.C.

4th Floor 109 North 20th Street

P.O. Box 11405

Birmingham, Alabama, 35202

(205) 328-4600



20060901000433660 3/5 \$23.00
Shelby Cnty Judge of Probate, AL
09/01/2006 02:43:31PM FILED/CERT

EXHIBIT "A"

BORROWER: TIEMKONGKARN PROPERTIES, L.L.C. (also known as Tiemkongkarn Properties, LLC) and SUKHO THAI, INC.
LENDER: SOUTHERN DEVELOPMENT COUNCIL, INC.

PARCEL I:

Lot 2A, according to the resurvey of Lots 1 and 2, The Crossroads at Greystone, as recorded in Map Book 29, page 53, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

PARCEL II:

All beneficial, non-exclusive easement rights set out in the Greystone Commercial Declaration of Covenants, Conditions, and Restrictions recorded in Real Volume 314, page 506, amended by the 1st Amendment recorded as Instrument 1996/00531 and amended by the 2nd Amendment recorded as Instrument 1996/00532 and amended by the 3rd Amendment recorded as Instrument 2000/38942, in the Probate Office of Shelby County, Alabama.

PARCEL III:

Non-exclusive easement rights for ingress and egress as set out in the Reciprocal Easement Agreement dated January 1st 1998 by and between Baptist Health Systems, Inc. and Dantract, Inc. and Charles W. Daniel recorded in Instrument 1999/07730, amended by instrument 2001/7233, in the Probate Office of Shelby County, Alabama.

PARCEL IV:


Non-exclusive drainage easement as set out in the Declaration of Drainage Easement dated September 9, 2002 by the Crossroads at Greystone, LLC as recorded in Instrument 20020911000436070, in the Probate Office of Shelby County, Alabama.

PARCEL V:

Cross-Easement as to Lot 2-A, according to a resurvey of Lots 1 and 2, The Crossroads at Greystone, as recorded in Map Book 29, page 53, in the Probate Office of Shelby County, Alabama, as set out in the Declaration of Access Easement dated September 9, 2002 by The Crossroads at Greystone, LLC and recorded in Instrument 20020911000436080, in the Probate Office of Shelby County, Alabama

SUBJECT TO: i) taxes and assessments for the year 2006 constituting a lien but which is not yet due and payable; ii) terms and provisions of the Greystone Commercial Declaration of Covenants, Conditions and Restrictions as recorded in

Real Volume 314, page 506, amended by the First Amendment recorded in Instrument 1996/00531, amended by the 2nd Amendment in Instrument 1996/00532, amended by the 3rd Amendment recorded in Instrument 2000/38942; iii) transmission line permit to Alabama Power Company as recorded in Deed Book 109, page 491 as affected by the Disclaimer (containment Letter) from Sara P. Parks, Alabama Power Company dated July 2, 2002; iv) terms and provisions of the Reciprocal Easement Agreement by and between Baptist Health Systems, Inc. and Charles W. Daniel, dated January 1, 1998, as set out in Exhibit A of the Statutory Warranty Deed dated October 1999 from Baptist Health Systems, Inc. to Shelby County, Alabama, recorded in Instrument 1999/43304, in the Probate Office of Shelby County, Alabama, which said sixty-foot wide easement was subsequently abolished by Instrument 1999/07730; v) Reciprocal Easement Agreement recorded in Instrument 1999/33954 and amended in Instrument 2001/7233; vi) Permanent Easement Deed from The Crossroads at Greystone, LLC to Shelby County recorded in Instrument 20020730000351680; vii) Non-beneficial terms and provisions contained in the Declaration of Drainage Easement as recorded in Instrument 20020911000436070; viii) Non-beneficial terms and provisions contained in the Declaration of Access Easement as recorded in Instrument 20020911000436080; ix) Declarations of Protective Covenants, Conditions, Restrictions, and Easements by an among Crossroads at Greystone, LLC, Express Partners, LLC, and Anucha Tiemkongkanchna, Atinon Tiemkongkarn, and Maneesri Tiemkongkarn as recorded in Instrument 20030827000569350; and x) matters shown on record plat in Map Book 29, page 53 and set out on the survey by Carl Daniel Moore dated July 25, 2003.


20060901000433660 5/5 \$23.00
Shelby Cnty Judge of Probate, AL
09/01/2006 02:43:31PM FILED/CERT