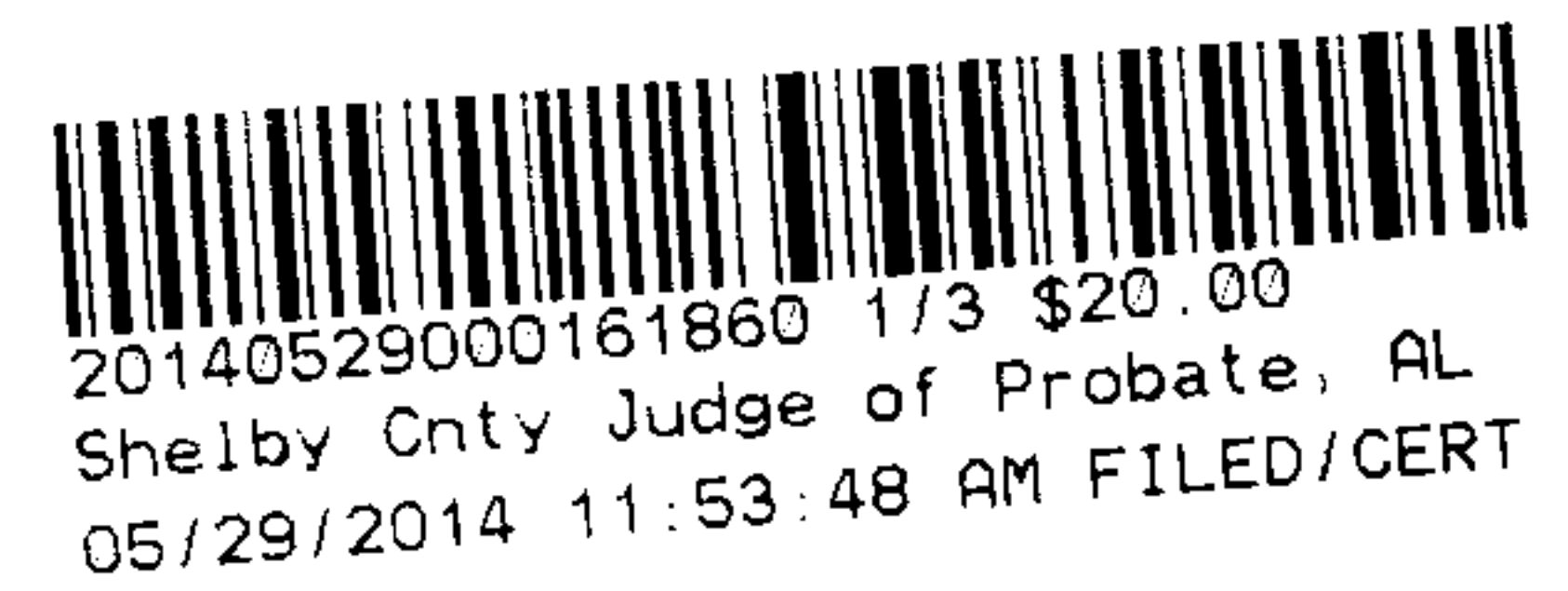


STATE OF ALABAMA)
SHELBY COUNTY)



AFFIDAVIT

Before me, the undersigned Notary Public, authorized by law to administer oaths, appeared John R. Prickett, Jr., as Trustee of the John R. Prickett, Jr., Family Trust, dated Signature December 19, 2002, as General Partner of Prickett Partners, LLLP, who swore that the following facts are true.

1. Pricket Partners, LLLP, entered into a lease agreement with JFC Sweets, LLC, on November 22, 2006, leasing the real property described in Exhibit "A" attached hereto, per a Memorandum of Lease which was recorded on December 15, 2006, in the Office of the Judge of Probate for Shelby County, Alabama, in Document Number 20061215000612060.
2. On January 30, 2012, the Tenant abandoned the premises subject to said Lease and surrendered possession of the premises to the Owner.
3. On February 3, 2012, Thomas C. Cairns, the sole member of JFC Sweets, LLC (Tenant), filed a Chapter 7 bankruptcy petition in the Northern District of Alabama, Case Number 12-00485 BGC-7.
4. On February 7, 2012, by letter from Prickett Partners, LLLP, Regions Bank and Birmingham City Wide Local Development Company were notified of the default by the Tenant in payment of rent and the abandonment of the property and given sixty (60) days to cure the existing defaults under the Lease.
5. Neither Regions Bank nor Birmingham City Wide Local Development Company cured the default to preserve their mortgage interest and elected not to do so. The Lease was duly terminated.

6. This Affidavit is given for purposes of confirming the termination of the leasehold interest of JFC Sweets, LLC, and the surrender and possession of the property to Pricket Partners, LLLP.

Dated this the 24 of March 2014.

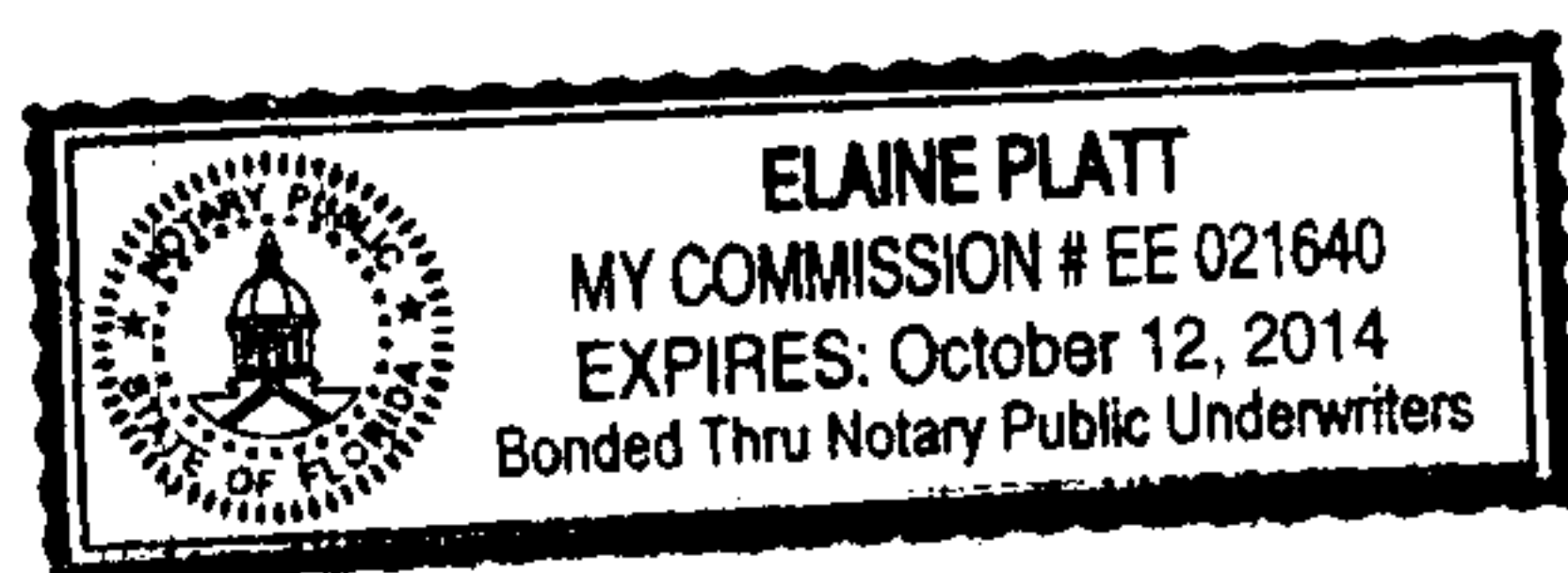
PRICKET PARTNERS, LLLP

By: [Signature]
Its: General Partner


FL
STATE OF ~~ALABAMA~~)
LAKE COUNTY)

I, the undersigned, a Notary Public in and for said State and County, hereby certify that John R. Prickett, Jr., whose name as Trustee of the John R. Prickett, Jr., Family Trust, dated Signature December 19, 2002, as General Manager of Prickett Partners, LLLP, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and seal this the 24 day of March, 2014.



Elaine Platt
NOTARY PUBLIC
My Commission Expires: _____
[SEAL]


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Shelby Cnty Judge of Probate, AL
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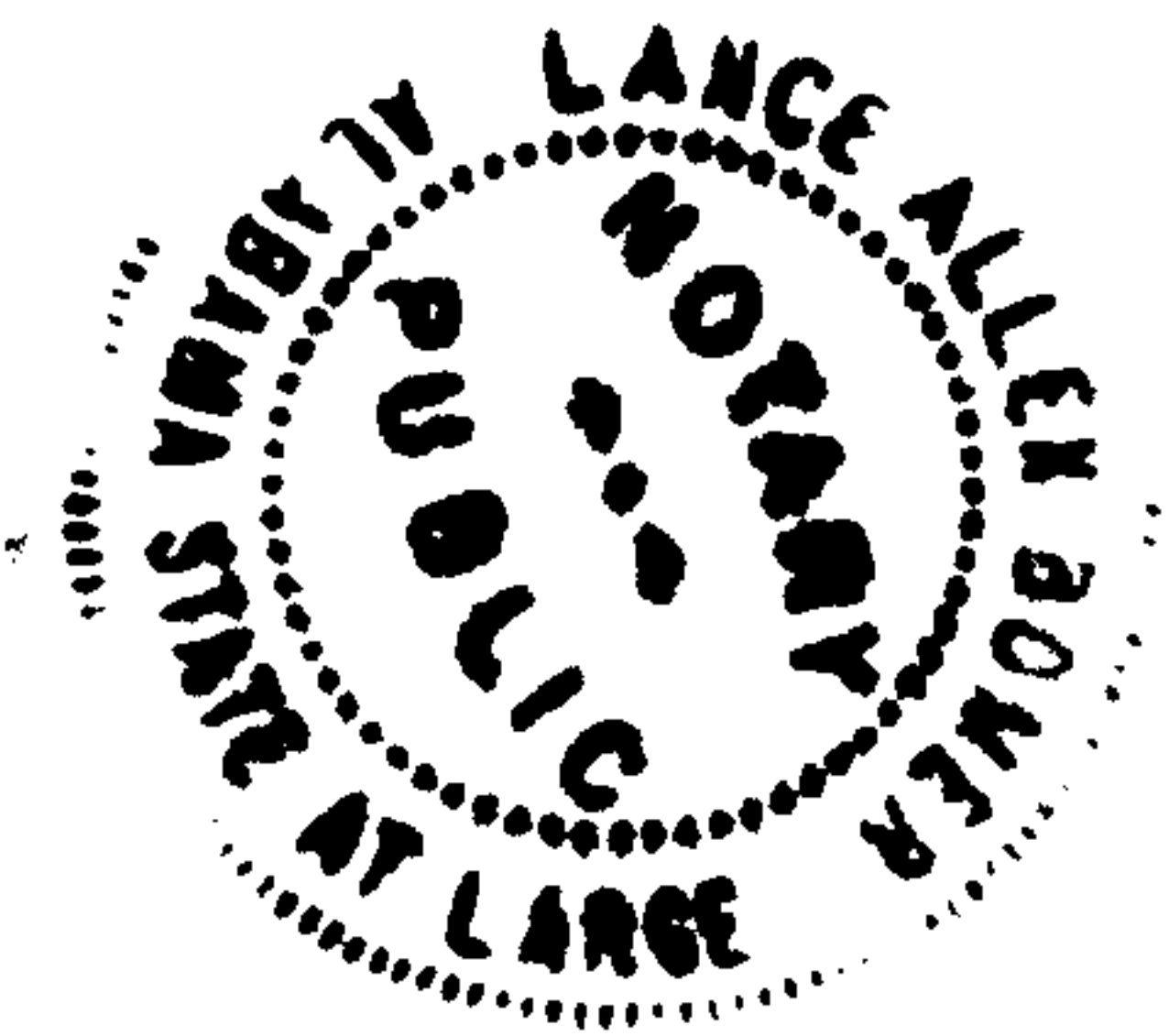
I, Thomas C. Cairns, principal of JFC Sweets, LLC, do hereby acknowledge that the statements in the aforementioned Affidavit are true and correct and possession of the premises were surrendered to Pricket Partners, LLP, on January 30, 2012, and the Lease was duly terminated.

Dated this the 1st day of April 2014.


Thomas C. Cairns
Thomas C. Cairns

Sworn to and subscribed before me this
1st day of April 2014.

[Signature]
Notary Public
My Commission Expires 11-15-2017



Prepared By:
Najjar Denaburg P.C.
2125 Morris Ave.
B'ham, AL 35203


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Shelby Cnty Judge of Probate, AL
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