

4. Lessor's Right to Force Sale. Lessor shall have the right to force a sale of the property to Lessee at any time after March 19, 1985, or at any earlier date in the event of a default by Lessee under the terms of said Lease not cured within any applicable grace period, upon such terms and conditions as are set forth in the Lease between the parties.

IN WITNESS WHEREOF, the parties herein have executed this Memorandum of Lease this 16th day of July, 1984.

IN THE PRESENCE OF:

W. Lindsay Smith
Anne S. Ellefson

LESSOR:

JES PROPERTIES LIMITED PARTNERSHIP
BY: Samuel R. Palmer (SEAL)
"MANAGING GENERAL PARTNER"

LESSEE:

PATEWOOD OFFICE INVESTORS, A JOINT VENTURE
COMPRISED OF EASLAN CAPITAL, INC. AND
WESTMINISTER COMPANY EASLAN CAPITAL

EASLAN CAPITAL, INC.

BY: Mark H. Stewart (SEAL)
Vice-President

WESTMINISTER COMPANY

BY: W. Edward Underhill (SEAL)
Vice President

W. Lindsay Smith
Anne S. Ellefson

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