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LANDOWNER'S AGREEMENT

RECITALS:

1. As used herein the following words have the following meanings:

(a) "USLC" means United States Leasing Corporation, a California corporation.

(b) "Lessee" means WILLIAM MATHEW WOOD,
d/b/a WOOD PAINT & HARDWARE
jointly and severally.

(c) "USLC Lease" means that certain lease or leases, as amended or supplemented from time to time, evidencing one or more leasing transactions between USLC and Lessee covering all machinery, equipment and other property described on each and every schedule now and hereafter executed by USLC and Lessee and made a part of one or more said leases.

(d) "USLC Property" means all machinery, equipment and other property described on each and every schedule now or hereafter executed by USLC and Lessee and made a part of the USLC Lease.

2. USLC is unwilling to execute the USLC Lease unless and until Lessee enters into the following agreement:

NOW, THEREFORE, to induce USLC to enter into the USLC Lease, and for other good and valuable consideration, the receipt of which is hereby acknowledged, Lessee agrees as follows:

A. Until payment in full of all rent and other amounts now due or hereafter to become due under the USLC Lease, the USLC Property shall at all times be and remain personal property notwithstanding that said USLC Property or any part thereof, may now be or hereafter become in any manner affixed or attached to, or imbedded in, or permanently resting upon the hereinafter described real property, or any part thereof, or any building thereon, or attached in any manner to what is permanent as by means of cement, plaster, nails, bolts, screws or otherwise.

B. USLC shall have the right at any time, and from time to time, subject to the provisions of the USLC Lease, to enter upon the hereinafter described real property, or any part thereof, and to remove therefrom all or any part of the USLC Property and any other property now or hereafter covered by the USLC Lease.

C. The real property referred to in this agreement is that certain real property described on "Exhibit A", which is attached hereto and incorporated herein by this reference.

D. This agreement shall be binding upon the undersigned, his heirs, devisees, personal representatives, successors and assigns; and shall inure to the benefit of USLC, its successors and assigns.

E. If more than one person executes this agreement as Lessee, the liability of said persons hereunder is joint and several.

IN WITNESS WHEREOF, the undersigned have duly executed this agreement this 2nd day of May 1966.

Kenneth P. Dettman

006-15

Witness
David L. Morton
Witness

William Mathew Wood