

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this the day and year first above written.

LESSOR:

HUNTING RIDGE 1980 EQUIDYNE PROPERTIES, II,  
A Limited Partnership

By: *Peter P. R. Rock*  
Peter P. R. Rock, Executive Vice President

*Martha A. Watsinger,*  
*Witness*

LESSEE:

FUTURAMA SALES & EQUIPMENT, INC.

ATTEST:

*Larry L. Leonard*  
*Larry L. Leonard*  
Secretary

By: *Luda E. Box*  
Luda E. Box, President

STATE OF NEW YORK

COUNTY OF

I, a Notary Public of the County and State aforesaid, certify that Peter P. R. Rock, officer of Hunting Ridge 1980 Equidyne Properties, II, a limited partnership, Lessor, personally appeared before me this day and acknowledged the execution of the foregoing Lease Agreement. Witness my hand and official stamp or seal this the 23rd day of July, 1983.

*Attest*  
**RONALD L. MAYERS**  
Notary Public, State of New York  
No. 51-4757801  
Qualified in New York County  
My Commission Expires March 30, 1984

*Ronald L. Mayers*  
NOTARY PUBLIC

NORTH CAROLINA

WAKE COUNTY

I, a Notary Public of the State and County aforesaid, certify that Larry L. Leonard personally came before me this day and acknowledged that he is Secretary of Futurama Sales & Equipment, Inc., a North Carolina corporation and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by me as its Secretary. Witness my hand and official stamp or seal this the 5th day of July, 1983.

*Attest*  
My Commission Expires: 7/29/86

*Maureen E. Natta*  
NOTARY PUBLIC

11475

