

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE, dated as of the 30 day of September, 1998, is between MEIRING INVESTMENTS LIMITED PARTNERSHIP ("Landlord") and CARSON TAHOE RENTS ("Tenant").

1. Premises. Landlord has and does hereby lease to Tenant, upon the terms and conditions of the lease between the parties dated as of July 7, 1998, (the "Lease") which terms and conditions are incorporated by this reference, the real property, situated in Douglas County, Nevada, described on Exhibit A attached hereto.

2. Term. The lease is for an initial term of ten (10) years commencing July 7, 1998. Tenant has the option, as provided in the Lease, to extend the term of the lease for two (2) additional five (5) year periods following the initial term.

3. Right to Purchase. Tenant has, subject to the terms and conditions of the Lease, a right of first refusal to purchase the property described on Exhibit A.

4. Purpose of Memorandum of Lease. This Memorandum of Lease is prepared solely for the purpose of providing public notice of the lease and the terms thereof described above. This Memorandum of Lease in no way modifies the Lease.

LANDLORD:

TENANT:

MEIRING INVESTMENTS LIMITED PARTNERSHIP

CARSON TAHOE RENTS

By: Jack J. Meiring, General Partner

By: John N. Milne, President

Nancy P. Dickert  
Horne, Roberts & Owen LLP  
1700 Lincoln, Ste 4100  
Denver, CO 80202

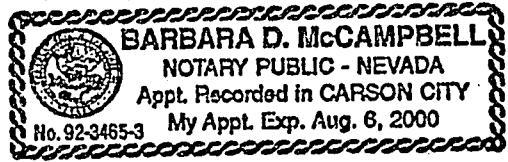
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STATE OF Nevada )  
 ) ss.  
COUNTY OF Carson City )

The foregoing instrument was acknowledged before me this 30 day of September 1998 by Jack J. Meiring as General Partner of MEIRING INVESTMENTS LIMITED PARTNERSHIP. Witness my hand and official seal.

(SEAL)



Barbara D. McCampbell  
Notary Public  
Address: 223 S. Division St  
Carson City NV 89702

My commission expires: Aug 6, 2000

STATE OF CONNECTICUT )  
 ) ss.  
COUNTY OF FAIRFIELD )

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_ 1998 by John N. Milne as President of CARSON TAHOE RENTS, a Nevada corporation. Witness my hand and official seal.

(SEAL)

SEAL

John N. Milne  
Notary Public  
Address: \_\_\_\_\_  
\_\_\_\_\_

My commission expires: \_\_\_\_\_

**DONNA M. VELLA**  
Notary Public  
My Commission Expires Sept. 30, 2002

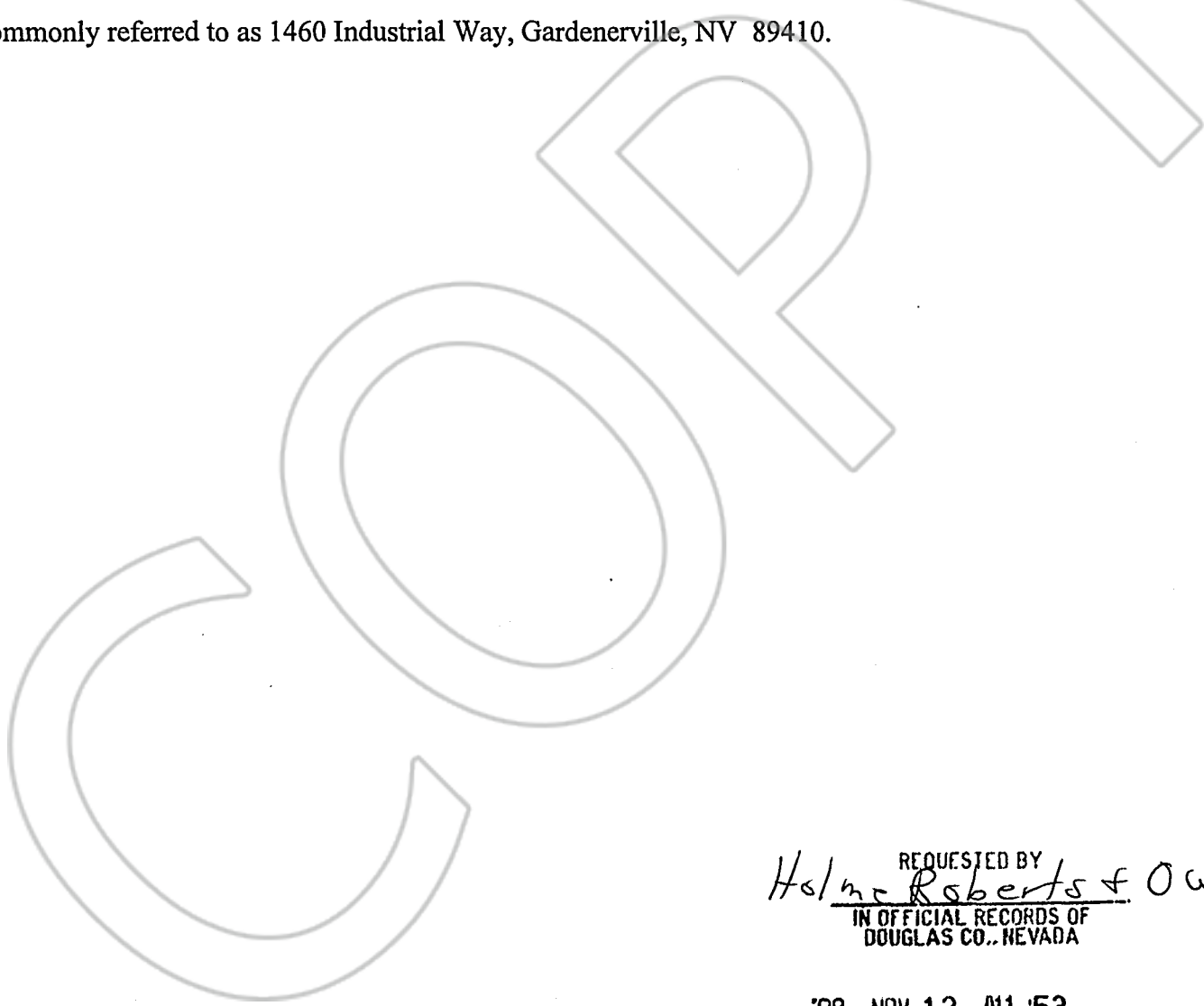
**EXHIBIT A**

The following described land in Douglas County, State of Nevada,

A parcel of land being a portion of Section 3, Township 12 North, Range 20 East, M.D.B. & M., and parcel D as shown on that certain map entitled Carson Valley Industrial Park, recorded as Document No. 47572, on March 30, 1970, in the Official Records of Douglas County, Nevada described as follows:

Parcel Number 2 as set forth on that certain Parcel Map for ROBERT E. AND TWYILA S. WHEAR, filed for record May 11, 1977, in Book 577, Page 553, as Document No. 09099, in the Official Records of Douglas County, State of Nevada.

commonly referred to as 1460 Industrial Way, Gardnerville, NV 89410.



REQUESTED BY  
Helm Roberts & Owen  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

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LINDA SLATER  
RECORDER  
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