

RECORDATION REQUESTED BY:

UNITED STATES NATIONAL BANK OF OREGON
 PL-7 Oregon Corporate Loan Servicing
 555 S. W. Oak
 Portland, OR 97204

Vol. 125 Page 13805

WHEN RECORDED MAIL TO:

UNITED STATES NATIONAL BANK OF OREGON
 PL-7 Oregon Corporate Loan Servicing
 555 S. W. Oak
 Portland, OR 97204

ASPEN 42316

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

LANDLORD'S CONSENT

THIS LANDLORD'S CONSENT is entered into among TITUS ENTERPRISES, INC. ("Borrower"), whose address is 2104 SOUTH 6TH ST., KLAMATH FALLS, OR 97601; UNITED STATES NATIONAL BANK OF OREGON ("Lender"), whose address is PL-7 Oregon Corporate Loan Servicing, 555 S. W. Oak, Portland, OR 97204; and Barbara Dean Ensminger and Dean Brooks Warner ("Landlord"), whose address is 1915 Elna Street, Klamath Falls, OR 97603. Borrower and Lender have entered into, or are about to enter into, an agreement whereby Lender has acquired or will acquire a security interest or other interest in the Collateral. Some or all of the Collateral may be affixed or otherwise become located on the Premises. To induce Lender to extend the Loan to Borrower against such security interest in the Collateral and for other valuable consideration, Landlord hereby agrees with Lender and Borrower as follows.

DEFINITIONS. The following words shall have the following meanings when used in this Agreement. Terms not otherwise defined in this Agreement shall have the meanings attributed to such terms in the Uniform Commercial Code. All references to dollar amounts shall mean amounts in lawful money of the United States of America.

Agreement. The word "Agreement" means this Landlord's Consent, as this Landlord's Consent may be amended or modified from time to time, together with all exhibits and schedules attached to this Landlord's Consent from time to time.

Borrower. The word "Borrower" means TITUS ENTERPRISES, INC..

Collateral. The word "Collateral" means certain of Borrower's personal property in which Lender has acquired or will acquire a security interest, including without limitation the following specific property:

All Inventory and Equipment, including but not limited to Improvements thereon known as: 2104 South 6th Street, Klamath Falls, Oregon 97601

Landlord's Consent on Lease Agreement between Barbara Dean Ensminger and Dean Brooks Warner (Landlord) and James R. and Fredia J. Titus (Lessee) dated November 27, 1988, located at 2104 South 6th Street, Klamath Falls, Oregon 97601, Legal description below.

Landlord. The word "Landlord" means Barbara Dean Ensminger and Dean Brooks Warner. The term "Landlord" is used for convenience purposes only. Landlord's interest in the Premises may be that of a fee owner, lessor, sublessor or lienholder, or that of any other holder of an interest in the Premises which may be, or may become, prior to the interest of Lender.

Lease. The word "Lease" means that certain lease of the Premises, dated November 27, 1988, between Landlord and Borrower.

Lender. The word "Lender" means UNITED STATES NATIONAL BANK OF OREGON, its successors and assigns.

Loan. The word "Loan" means the loan, or any other financial accommodations, Lender has made or is making to Borrower.

Premises. The word "Premises" means the real property located in KLAMATH County, State of Oregon, commonly known as 2104 South 6th Street, Klamath Falls, OR 97601, and legally described as:

Lots 2, 3, 4 and the North half of Lot 5, Block 207, MILLS SECOND ADDITION to the City of Klamath Falls, County of Klamath, State of Oregon. EXCEPTING THEREFROM any portion lying within the right of way of South Sixth Street, also known as the Klamath Falls-Lakeview Highway.

BORROWER'S ASSIGNMENT OF LEASE. Borrower hereby assigns to Lender all of Borrower's rights in the Lease, as partial security for the Loan. The parties intend that this assignment will be a present transfer to Lender of all of Borrower's rights under the Lease, subject to Borrower's rights to use the Premises and enjoy the benefits of the Lease while not in default on the Loan or Lease. Upon full performance by Borrower under the Loan, this assignment shall be ended, without the necessity of any further action by any of the parties. This assignment includes all renewals of and amendments to the Lease or the Loan, until the Loan is paid in full. No amendments may be made to the Lease without Lender's prior written consent, which shall not be unreasonably withheld or delayed.

CONSENT OF LANDLORD. Landlord consents to the above assignment. If Borrower defaults under the Loan or the Lease, Lender may reassign the Lease, and Landlord agrees that Landlord's consent to any such reassignment will not be unreasonably withheld or delayed. So long as Lender has not entered the Premises for the purpose of operating a business, Lender will have no liability under the Lease, including without limitation liability for rent. Whether or not Lender enters into possession of the Premises for any purpose, Borrower will remain fully liable for all obligations of Borrower as lessee under the Lease. While Lender is in possession of the Premises, Lender will cause all payments due under the Lease and attributable to that period of time to be made to Landlord. If Lender later reassigns the Lease or vacates the Premises, Lender will have no further obligation to Landlord.

LEASE DEFAULTS. Both Borrower and Landlord agree and represent to Lender that, to the best of their knowledge, there is no breach or offset existing under the Lease or under any other agreement between Borrower and Landlord. Landlord agrees not to terminate the Lease, despite any default by Borrower, without giving Lender written notice of the default and an opportunity to cure the default within a period of sixty (60) days from the receipt of the notice. If the default is one that cannot reasonably be cured by Lender (such as insolvency, bankruptcy, or other judicial proceedings against Borrower), then Landlord will not terminate the Lease so long as Landlord receives all sums due under the Lease for the period during which Lender is in possession of the Premises, or so long as Lender reassigns the Lease to a new lessee reasonably satisfactory to Landlord.

DISCLAIMER OF INTEREST. Landlord hereby consents to Lender's security interest (or other interest) in the Collateral and disclaims all interests, liens and claims which Landlord now has or may hereafter acquire in the Collateral. Landlord agrees that any lien or claim it may now have or may hereafter have in the Collateral will be subject at all times to Lender's security interest (or other present or future interest) in the Collateral and will be subject to the rights granted by Landlord to Lender in this Agreement.

ENTRY ONTO PREMISES. Landlord and Borrower grant to Lender the right to enter upon the Premises for the purpose of removing the Collateral from the Premises or conducting sales of the Collateral on the Premises. The rights granted to Lender in this Agreement will continue until a reasonable time after Lender receives notice in writing from Landlord that Borrower no longer is in lawful possession of the Premises. If Lender enters onto the Premises and removes the Collateral, Lender agrees with Landlord not to remove any Collateral in such a way that the Premises are damaged, without either repairing any such damage or reimbursing Landlord for the cost of repair.

LEASE THE PREMISES. Lender may rent or lease the whole or any part of the Premises for such term or terms and on such conditions as Lender may deem appropriate.

EMPLOY AGENTS. Lender may engage such agent or agents as Lender may deem appropriate, either in Lender's name or in Borrower's name, to rent and manage the Premises, including the collection and application of rents.

OTHER ACTS. Lender may do all such other things and acts with respect to the Premises as Lender may deem appropriate and may not exclusively and solely in the place and stead of Borrower and to have all of the powers of Borrower for the purposes stated above.

NO REQUIREMENT TO ACT. Lender shall not be required to do any of the foregoing acts or things, and the fact that Lender shall have performed one or more of the foregoing acts or things shall not require Lender to do any other specific act or thing.

05-23-1995
Loan NoLANDLORD'S CONSENT
(Continued)

Page 2

MISCELLANEOUS PROVISIONS. This Agreement shall extend to and bind the respective heirs, personal representatives, successors and assigns of the parties to this Agreement. The covenants of Borrower and Landlord respecting subordination of the claim or claims of Landlord in favor of Lender shall extend to, include, and be enforceable by any transferee or endorsee to whom Lender may transfer any claim or claims to which this Agreement shall apply. Lender need not accept this Agreement in writing or otherwise to make it effective. This Agreement shall be governed by and construed in accordance with the laws of the State of Oregon. If Landlord is other than an individual, any agent or other person executing this Agreement on behalf of Landlord represents and warrants to Lender that he or she has full power and authority to execute this Agreement on Landlord's behalf. Lender shall not be deemed to have waived any rights under this Agreement unless such waiver is in writing and signed by Lender. Without notice to Landlord and without affecting the validity of this Consent, Lender may do or not do anything it deems appropriate or necessary with respect to the Loan, any obligations on the Loan, or any Collateral for the Loan; including without limitation extending, renewing, rearranging, or accelerating any of the Loan indebtedness. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Agreement shall not constitute a waiver of or prejudice Lender's right otherwise to demand strict compliance with that provision or any other provision. Whenever consent by Lender is required in this Agreement, the granting of such consent by Lender in any one instance shall not constitute continuing consent to subsequent instances where such consent is required.

BORROWER AND LANDLORD ACKNOWLEDGE HAVING READ ALL THE PROVISIONS OF THIS LANDLORD'S CONSENT, AND BORROWER AND LANDLORD AGREE TO ITS TERMS. THIS AGREEMENT IS DATED MAY 23, 1995.

BORROWER:

TITUS ENTERPRISES, INC.

X [Signature]
Authorized Officer

LANDLORD:

Barbara Dean Ensminger and Dean Brooks Warner

X [Signature]
Landlord's Signature

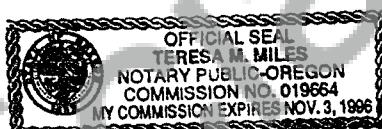
LENDER:

UNITED STATES NATIONAL BANK OF OREGON

X [Signature]
Authorized Officer

LENDER ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF Klamath) ss

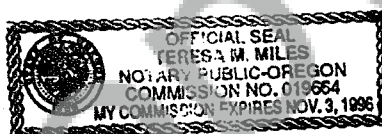


On this 23 day of May, 1995, before me, the undersigned Notary Public, personally appeared Lawrence B. Wells and known to me to be the authorized officer, authorized agent for the Lender that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the said Lender, duly authorized by the Lender through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument and that the seal affixed is the corporate seal of said Lender.

By [Signature] Residing at Klamath Falls
Notary Public in and for the State of OREGON My commission expires 11-3-96

CORPORATE ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF Klamath) ss



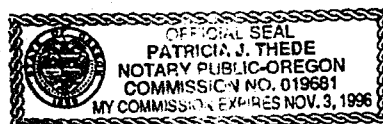
On this 23 day of May, 1995, before me, the undersigned Notary Public, personally appeared

of TITUS ENTERPRISES, INC., and known to me to be authorized agent(s) of the corporation that executed the Landlord's Consent and acknowledged the Agreement to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this Agreement and in fact executed the Agreement on behalf of the corporation.

By [Signature] Residing at Klamath Falls
Notary Public in and for the State of _____ My commission expires 11-3-96

LANDLORD ACKNOWLEDGMENT

STATE OF Oregon)
COUNTY OF Klamath) ss



On this day before me, the undersigned Notary Public, personally appeared Barbara Dean Ensminger and Dean Brooks Warner, to me known to be the individual described in and who executed the Landlord's Consent, and acknowledged that he or she signed the Agreement as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 24th day of May, 1995.
By [Signature] Residing at Klamath Falls, OR 97603
Notary Public in and for the State of Oregon My commission expires 11-3-96

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 24th day
of May, A.D., 1995 at 3:15 o'clock P M., and duly recorded in Vol. M95,
of Mortgages on Page 13805.

Bernetha G. Petch, County Clerk

FEE \$15.00

By [Signature]