

AMENDMENT TO LEASE AGREEMENT

This amendment to lease is entered into effective this 6th day of February, 1998 by and between Swan Lake Moulding Company, an Oregon corporation, hereinafter referred to as "Lessor", and The De Young Revocable Family Trust dated December 17, 1987, hereinafter referred to as "Lessee."

RECITALS

On or about August 1, 1991 the above described parties entered into a lease agreement covering the property as described on Exhibit A. For good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereby agree to amend and supplement said lease as follows:

1. The full and correct legal name of the Lessee is:

Burton Jacob De Young and Yolanda De Young, as Trustees, of the De Young Revocable Family Trust dated December 17, 1987.

2. Paragraph 2.1 of the lease agreement of August 1, 1991 is hereby amended to provide as follows:

The term of this lease shall begin on November 1, 1991, and shall continue to midnight on October 31, 2051, unless it is extended or sooner terminated as provided in this Lease.

3. Except as above amended, the original lease shall remain in full force and effect.

LESSOR:

Dorothy Collier
Dorothy Collier, President
Swan Lake Moulding Co.

LESSEE:

Burton Jacob De Young (Trustee)
Burton Jacob De Young, Trustee
De Young Revocable Family Trust dated December 17, 1987
Dated: 2/16/98

Yolanda De Young (Trustee)
Yolanda De Young, Trustee
De Young Revocable Family Trust dated December 17, 1987
Dated: 2/16/98

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EXHIBIT "A" - Ground Lease
Legal Description

The real property in Klamath County, Oregon, described as follows:

Parcel 1:

Beginning at an iron axle on the Northerly right of way line of Shasta Way, which marks the Southeast corner of "Elm Park" Subdivision, and which iron axle also lies North 89°08' East along the section line a distance of 2370.3 feet and North 0°49' West a distance of 15.0 feet from the iron pin which marks the Southwest corner of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon, and running thence: Continuing North 89°08' East along the Northerly right of way of Shasta Way a distance of 232.0 feet to an iron pipe; thence North 0°49' West parallel to the East line of "Elm Park" a distance of 116.0 feet to an iron pipe; thence North 89°08' East 60.0 feet to an iron pipe; thence North 0°49' West 184.0 feet to an iron pipe; thence North 89°08' East 5.0 feet to an iron pin; thence North 1°17' East a distance of 372.0 feet to an iron pin which lies on the Southerly right of way line of the U.S.R.S. "A" Canal; thence North 50°26' West along course "E" following the Southerly right of way line of the U.S.R.S. "A" Canal a distance of 406.4 feet to an iron pin which lies on the East line of the "Elm Park" extended Northerly; thence South 0°49' East along the East line of "Elm Park" and its extension, a distance of 935.4 feet; more or less, to the Point of Beginning; said tract containing 5.35 acres, more or less of land in Enterprise Tracts No. 26 and 22A situated respectively in the SE1/4SW1/4 and the SW1/4SE1/4 of Section 34, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

CONSENT OF GUARANTORS

The undersigned Guarantors of that certain lease agreement dated August 1, 1991, by and between Swan Lake Moulding Company and Burton Jacob De Young and Yolanda De Young as Trustees of De Young Revocable Family Trust dated December 17, 1987, hereby agree and consent to the amendment to said lease dated 2/6, 1998. Their prior personal guaranty shall remain in full force and effect.

Burton Jacob De Young

Burton Jacob De Young

Dated: 2/6/98

Yolanda De Young

Yolanda De Young

Dated: 2/6/98

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of March A.D., 19 98 at 2:45 o'clock P. M., and duly recorded in Vol. M98
of _____ Deeds _____ on Page 8101.

Return: James Uerlings
110 N. 6th Street
Klamath Falls, OR 97601

FEE \$20.00

By Kathleen Kross
Bernetha G. Letsch, County Clerk