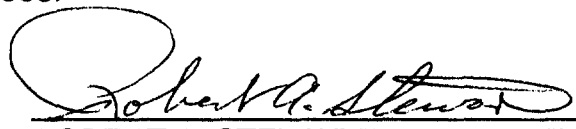


Ref.
After Recording, Return to:
JERRY M. MOLATORE
426 Main Street
Klamath Falls, OR 97601


MEMORANDUM OF LEASE

ROBERT A. STEWART as to an undivided 50% interest and BETTY L. HARRAHILL, Trustee of the HARRAHILL DISCLAIMER TRUST u.d.d. June 14, 1994, as to an undivided 50% interest (Landlord) have leased to ULTRA COATINGS, INC., a Washington corporation (Tenant) a portion of the real property located in Klamath County, Oregon, and described on Exhibit "A" attached hereto. The portion leased to Tenant is shown on Exhibit "B" attached hereto and is a portion of the real property described on Exhibit "A". The lease begins on the 1 day of ~~January~~ ^{February}, 2000, and ends on the 31st day of January, 2001. Tenant has an option to renew the lease for one term of three years beginning February 1st, 2001, and ending January 31st, 2004.

DATED: 2-7, 2000.


ROBERT A. STEWART "Landlord"

DATED: 2-29, 2000.


BETTY L. HARRAHILL, Trustee of the
HARRAHILL DISCLAIMER TRUST u.d.d.
June 14, 1994 "Landlord"

DATED: 2-7-2000, 2000.

ULTRA COATINGS, INC.,
a Washington Corporation

By: 
Roxi Mahloch, President "Tenant"

STATE OF OREGON)
) ss:
 County of Klamath)

On this 29th day of February, 2000, before me personally appeared ROBERT A. STEWART and acknowledged to me that he executed this MEMORANDUM OF LEASE freely and voluntarily.



Heather R. Criss
 Notary Public for Oregon
 My Commission Expires: 3-27-2004

STATE OF OREGON)
) ss:
 County of Klamath)

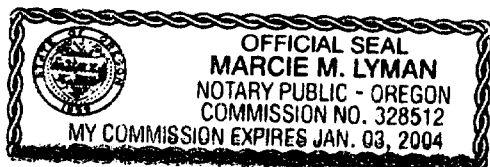
On this 29th day of February, 2000, before me personally appeared BETTY L. HARRAHILL, Trustee of the HARRAHILL DISCLAIMER TRUST u.d.d. June 14, 1994, and acknowledged to me that she executed this MEMORANDUM OF LEASE freely and voluntarily.



Heather R. Criss
 Notary Public for Oregon
 My Commission Expires: 3-27-2004

STATE OF OREGON)
) ss:
 County of Klamath)

On this 7 day of February, 2000, before me personally appeared ROXI MAHLOCH as President of ULTRA COATINGS, INC., and acknowledged to me that she executed this MEMORANDUM OF LEASE freely and voluntarily.



Marcie M. Lyman
 Notary Public for Oregon
 My Commission Expires: Jan. 3, 2004

EXHIBIT "A"

Parcel 3 of land partition 68-92, located in Klamath County, Oregon.

