

This instrument prepared by:
 After recording return to:
 T.E. Williams, III
 Midas Realty Corporation
 1300 North Arlington Heights Road
 Itasca, Illinois 60143

200 NOV 16 AM 11:19

MTC 50129

3956 S. 6th Street
 Klamath Falls, OR

LEASE TERMINATION AGREEMENT AND RELEASE OF MEMORANDUM OF LEASE

This Lease Termination Agreement and Release of Memorandum of Lease (Agreement) dated August 19, 2000 by and between FOOTPRINTS L.L.C., as successor in interest to Dorothy Marie Sneed (hereinafter referred to as "Lessor") and MIDAS REALTY CORPORATION, a Delaware corporation, (hereinafter referred to as "Lessee").

WITNESSETH:

WHEREAS, the undersigned parties entered into a Lease Agreement dated April 17, 1980, for the premises described on Exhibit A attached hereto and made a part hereof and;

WHEREAS, the parties wish to mutually terminate said Lease Agreement and any amendments entered subsequent thereto (hereinafter collectively referred to as "Lease").

NOW, THEREFORE, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby terminate said Lease as of August 20, 2000, release each other from all further obligations and liabilities thereunder as of such date and further agree that this Lease Termination Agreement shall serve as a release of any existing Memorandum of Lease referencing said Lease.

IN WITNESS WHEREOF, the parties hereto have executed the foregoing instrument as of the day and year first above written.

LESSOR:
 FOOTPRINTS L.L.C.

By: Steven Beets
 Steven Beets, Member

ATTEST:

By: Eleanor Beets
 Eleanor Beets, Member

WITNESS:

LESSEE:
 MIDAS REALTY CORPORATION

By: Peter D. Cooke
 Peter D. Cooke, Vice President

ATTEST:

By: T.E. Williams, III
 T.E. Williams, III, Assistant Secretary

WITNESS:

Melissa Berke
Melissa Berke

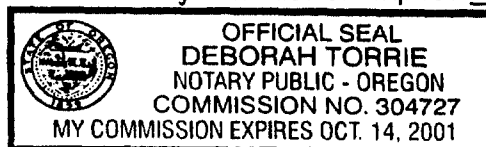
ORIGINAL

STATE OF Oregon)
COUNTY OF Klamath) ss:

The foregoing instrument was acknowledged before me this 11 day of April, 2000, by STEVEN BEETS as MEMBER in FOOTPRINTS L.L.C.

Deborah Torrie
Notary Public

My commission expires: Oct. 14, 2001



STATE OF ILLINOIS)
COUNTY OF COOK) ss:

I, the undersigned a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named PETER D. COOKE, Vice President of MIDAS REALTY CORPORATION, a Delaware corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as such person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth; and the said Vice President then and there acknowledged that he caused the corporate seal of the corporation to be affixed to said instrument as his free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND SEAL this 24 day of April, 2000.

Jeane A. Nelson
Notary Public

My commission expires: 2-20-02

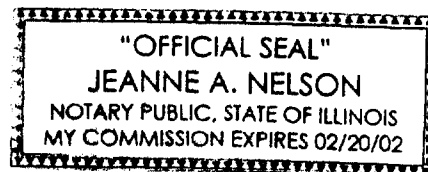


EXHIBIT 'A'
LEGAL DESCRIPTION

A parcel of land situate in the SE 1/4 of Section 3, T.39 S., R.9 E., W.M., being more particularly described as follows:

Beginning at a point on the southerly right-of-way line of South Sixth Street, 53.0 feet southerly at right angles from the center-line thereof, from which point the monument marking the one quarter section corner common to Sections 2 and 3, T.39 S., R.9 E., W.M. bears N 89° 14' E 430.0 feet and N 1° 14' W 55.03 feet distant; thence S 1° 14' E 137.0 feet to a point; thence S 89° 14' W 114.0 feet to a point; thence N 1° 14' W 137.87 feet to a point on the southerly right-of-way line of South Sixth Street; thence following said right-of-way line easterly 100.25 feet along a .9951 degree curve to the left, the long chord of which bears N 89° 43' 55" E 100.25 feet to a point; thence N 89° 14' E 13.75 feet to the point beginning, containing 15,648 square feet, more or less. TOGETHER WITH right in adjoining common area for ingress, egress and parking purposes being the Westerly 44.0 feet of the above described property for the joint use and benefit of the above described property and the property immediately westerly from the above described property; and

State of Oregon, County of Klamath
Recorded 11/16/00, at 11:14 a. m.
In Vol. M00 Page 41461
Linda Smith,
County Clerk Fee\$ 31⁰⁰