

WHEN RECORDED RETURN TO:
Greater Salt Lake Business District
7050 Union Park Center, Suite 570
Midvale, Utah 84047

ENT 38953:2000 PG 1 of 4
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2000 May 17 10:51 am FEE 19.00 BY ML
RECORDED FOR PRO-TITLE AND ESCROW INC

PTE 12006

ADDENDUM TO LEASE AGREEMENT

This Agreement is entered into March 7, 2000 by and between Dickson Properties, L.L.C., a Utah limited liability company, Lessor, and K-Tec, Incorporated, Lessee.

RECITALS

A. Lessor and Lessee have heretofore executed and entered into a certain Lease Agreement dated February 1, 2000 (the "Lease").

B. The Small Business Administration ("SBA") has authorized the guarantee of a debenture to be sold by Greater Salt Lake Business District in the amount of \$1,000,000.00 to assist Lessor and Lessee pursuant to section 504 of the Small Business Investment Act of 1958, as amended (the "SBA Loan").

C. Lessor and Lessee desire to amend the Lease to satisfy all of the terms and conditions of the Loan Authorization and Guaranty Agreement for the SBA Loan.

AGREEMENT

Now, therefore, for the reasons recited above, and for other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, Lessor and Lessee hereby agree as follows, anything to the contrary notwithstanding:

1. The term of this Lease shall be equal to or longer than the term of the said SBA Loan. The monthly lease payment stated in this Lease shall continue in the same monthly amount stated in the Lease throughout the term herein stated.

2. Lessor and Lessee hereby assign, set over, and transfer to the Small Business Administration and Deseret Certified Development Company all of their right, title, and interest in and to this Lease, as security for said SBA Loan.

3. Lessor and Lessee hereby agree to maintain exactly the present ownership of both entities (both identity of owners and percent of ownership) during the entire term of said SBA Loan except for ownership changes of up to 5 per cent beginning six months after the SBA 504 Loan closes.

DATED March 7, 2000.

LEASE ADDENDUM SIGNATURE PAGE

LESSOR:

DICKSON PROPERTIES, L.L.C.

By: 

Thomas D. Dickson, Jr., Member

By: 

Christine H. Dickson, Member

LESSEE:

K-TEC, INCORPORATED

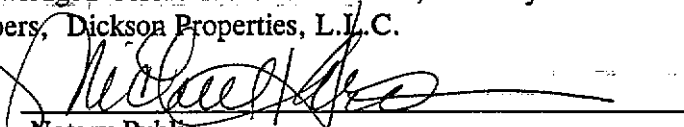
By: 

Thomas D. Dickson, Jr., President

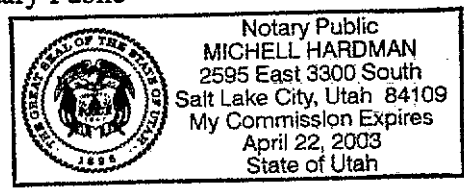
LEASE ADDENDUM NOTARY PAGE

STATE OF UTAH)
)
) :ss.
)
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this March 7, 2000 by Thomas D. Dickson, Jr. and Christine H. Dickson, Members, Dickson Properties, L.L.C.

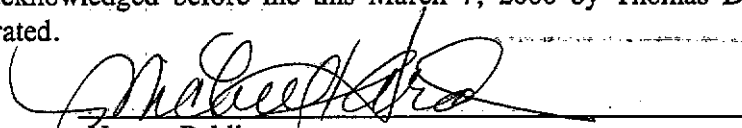


Notary Public



STATE OF UTAH)
)
) :ss.
)
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this March 7, 2000 by Thomas D. Dickson, Jr., President, K-Tec, Incorporated.



Notary Public

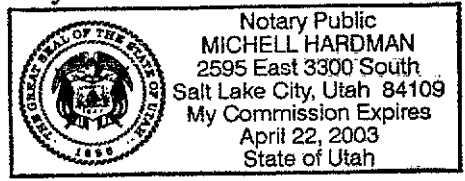


EXHIBIT A

The land described in the foregoing document is located in Utah County, State of Utah and is described more particularly as:

PARCEL 1: Lot 1, Plat "M" OREM CENTER BUSINESS PARK SUBDIVISION, Orem, Utah, Utah County, Utah, according to the official plat thereof on file and of record in the Utah County Recorder's Office, Utah.

PARCEL 2: Lot 2, Plat "P", OREM CENTER BUSINESS PARK, Orem, Utah, according to the official plat thereof, on file and of record in the Utah County Recorder's Office, Utah.

PARCEL 3: Lot 3, Plat "P", OREM CENTER BUSINESS PARK, Orem, Utah, according to the official plat thereof, on file and of record in the Utah County Recorder's Office, Utah.

PARCEL 4: Lot 1, Plat "Q", OREM CENTER BUSINESS PARK, Orem, Utah, according to the official plat thereof, on file and of record in the Utah County Recorder's Office, Utah.