

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is made this 1st day of May, 1989, between Bro Oil Company, Inc., hereinafter referred to as "Landlord," whose address for the purpose of the Lease is 4701 University, Des Moines, Iowa 50311; and HVX, Inc., an Iowa corporation, hereinafter referred to as the "Tenant," whose address for the purpose of the Lease is 11500 N.W. 54th Avenue, Grimes, Iowa 50111.

1. Landlord has leased to Tenant the real estate more particularly described on Exhibit A attached hereto and by this reference made a part hereof, to have and to hold for an initial term of ten (10) years, commencing on May 1, 1989, and ending April 30, 1999, provided Tenant shall have successive options to renew and extend said Lease.

2. The rentals to be paid by Tenant and all of the obligations and rights of Landlord and Tenant in respect to the above-described property are set forth in that certain Lease dated May 1, 1989, executed by the parties hereto covering the above-described property. This instrument is merely a memorandum of the aforesaid Lease and is subject to all of the terms and conditions thereof. In the event of any inconsistency between the terms of this instrument and said Lease, the terms of said Lease shall prevail as between the parties hereto.

IN WITNESS WHEREOF, the parties executed said Lease the day and year first above written.

LANDLORD:

BRO OIL COMPANY, INC.

By: Kent D. Bro, President

By: Mervin E. Bro, Secretary

TENANT:

HVX, INC.

By: Raymond M. Stewart
Raymond M. Stewart, President

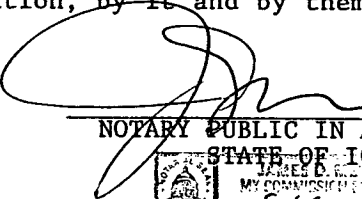
By: Richard C. Newell
Richard C. Newell, Secretary

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89 MAY 25 AM 10:03
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee \$15.00

- 2 -

STATE OF IOWA)
) ss.
 LUCAS COUNTY)

On this 18th day of May, 1989, before me, the undersigned, a Notary Public in and for the state of Iowa, personally appeared Raymond M. Stewart and Richard C. Newell, to me personally known, who being by me duly sworn did say that they are the President and Secretary, respectively, of HVX, Inc. executing the within and foregoing instrument, that no seal has been procured by the corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said Raymond M. Stewart and Richard C. Newell as such officers acknowledged the execution of said instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.



 NOTARY PUBLIC IN AND FOR THE



EXHIBIT A

LEGAL DESCRIPTION

4 Sons Handy Shops #3
 122 S. 1st & Washington
 Winterset, Iowa 50273

Lot Eight (8) and the East One-half (1/2) of Lot Seven (7) in Block Twenty-four (24) of the Original Town of Winterset, Madison County, Iowa.