

Prepared by & return to:
Bank of Mississippi
P. O. Box 807
Olive Branch, MS 38654
601-895-5547

BOOK 69 PAGE 520

STATE MS. - DESOTO CO.
FILED

SHORT FORM LEASE

Aug 23 11 02 AM '95

KNOW ALL MEN BY THESE PRESENTS,

THAT on the 14th day of July, 1995, W.E. DAVIS CH. CLK.
R-11 Warehousing
L.L.C., whose address is 8800 Hunters Run Dr.,
Olive Branch, MS 38654, referred to herein as
"Lessor," entered into that certain lease agreement with Snap-On
Incorporated, whose address is 8330 Hacks Cross
Rd., Olive Branch, MS 38654, herein referred to as "Lessee,"
covering the following-described real estate situate in the City
of Olive Branch, DeSoto County, in the State
of Mississippi, to-wit:

Lot #11 Olive Branch Industrial Park and 91,000 sq ft warehouse facility
thereon; 10795 Ridgeway Industrial Dr., Olive Branch, DeSoto County, MS.

*** This lease will commence immediately upon completion of the building on
Lot 11 and will remain in effect for a period of Twenty-four (24) months.

STATE MS. - DESOTO CO.
FILED

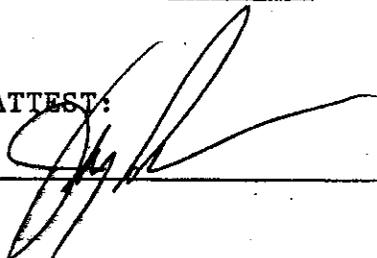
Aug 30 11 14 AM '95

BK 69 PG 520
W.E. DAVIS CH. CLK.
By: P. Stuckey, Jr.

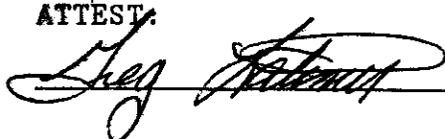
together with the buildings, structures, improvements and fix-
tures constructed or be constructed thereon, therein and thereun-
der, for a term ending on the ___ day of See Above, 19___,
and providing for N/A extensions of the term thereof of
_____ (_____) years each at the option of said Lessee.
Each party agrees that this lease shall be used only for record-
ing purposes and shall not supersede or replace any covenants of
the aforementioned lease dated on the 14th day of
July, 1995.

IN WITNESS WHEREOF, the parties hereto have executed or, if
a corporation or partnership, have caused this Short Form Lease
to be executed by their duly qualified officers or partners on
this, the 14th day of July, 1995.

ATTEST:



ATTEST:



LESSOR:

R-11 Warehousing L.L.C.
By: [Signature]

LESSEE:

William C. Yevanni
Snap-On, Inc.

INDIVIDUAL ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF _____

Personally appeared before me, the undersigned authority in and for the said county and state, on this _____ day of _____, 19____, within my jurisdiction, the within named _____, who acknowledged that (he)(she)(they) executed the above and foregoing instrument.

(NOTARY PUBLIC)

My Commission expires:

(Affix official seal)

INDIVIDUAL ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF _____

Personally appeared before me, the undersigned authority in and for the said county and state, on this _____ day of _____, 19____, within my jurisdiction, the within named _____, who acknowledged that (he)(she)(they) executed the above and foregoing instrument.

(NOTARY PUBLIC)

My Commission expires:

(Affix official seal)

CORPORATE ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF DeSoto

Personally appeared before me, the undersigned authority in and for the said county and state, on this 22nd day of August, 1995, within my jurisdiction, the within named Daniel J. Horvath, who acknowledged that (he)(she) is Member/Manager Of R-11 Warehouse LLa Mississippi corporation, and that for and on behalf of the said corporation, and as its act and deed (he)(she) executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

Jessie Dawson

(NOTARY PUBLIC)

My Commission Expires:

8-25-98

(Affix official seal)



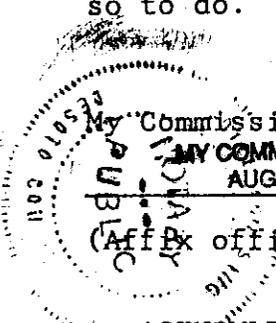
CORPORATE ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF DeSoto

BOOK 69 PAGE 522

Personally appeared before me, the undersigned authority in and for the said county and state, on this 16 day of August, 1995, within my jurisdiction, the within named William C. Yenawin, who acknowledged that (he)(she) is Manager of Snap-on, Inc., a _____ corporation, and that for and on behalf of the said corporation, and as its act and deed (he)(she) executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

[Signature] (NOTARY PUBLIC)



My Commission Expires:
MY COMMISSION EXPIRES
AUGUST 25, 1998

(Affix official seal)

ACKNOWLEDGMENT FOR PERSON ACTING IN REPRESENTATIVE CAPACITY

STATE OF MISSISSIPPI
COUNTY OF DeSoto

Personally appeared before me, the undersigned authority in and for the said county and state, on this 22nd day of August, 1995, within my jurisdiction, the within named Greg Latimer, who acknowledged that (he)(she) is _____ of Snap-on, Inc. and that in said representative capacity (he)(she) executed the above and foregoing instrument, after first having been duly authorized so to do.

[Signature] (Notary Public)

My Commission Expires:
8-25-98

(Affix official seal)

ACKNOWLEDGMENT FOR PERSON ACTING IN REPRESENTATIVE CAPACITY

STATE OF MISSISSIPPI
COUNTY OF DeSoto

Personally appeared before me, the undersigned authority in and for the said county and state, on this 22nd day of August, 1995, within my jurisdiction, the within named Jerry Pounders, who acknowledged that (he)(she) is _____ of R-11 Warehouse LLC and that in said representative capacity (he)(she) executed the above and foregoing instrument, after first having been duly authorized so to do.

[Signature] (Notary Public)

My Commission Expires:
8-25-98

(Affix official seal)

This form must be recorded in the Office of the Chancery Clerk of the Chancery Court of the County in which the property is located.

