

* RETURN TO:
FIRST BANK
~~505~~ PO BOX 505
HERNANDO, MS. 38632

Grantor: SP Capital Investors, LLC
Grantee: First Bank of the Delta, N.A.

Loan# 70004374

EXTENSION AND MODIFICATION AGREEMENT

KNOW ALL MEN BY THESE PRESENTS:

THIS AGREEMENT made and entered into by and between **FIRST BANK OF THE DELTA, N.A.**, hereinafter referred to as "Lender"/"Beneficiary"; and **SP CAPITAL INVESTORS, LLC**, hereinafter referred to as "Grantor"/"Borrower", whether one or more.

BACKGROUND OF LOAN. On the 1st day of September, 2007, Grantor/Borrower executed a promissory note (hereinafter referred to as "note") in favor of Lender/Beneficiary evidencing an indebtedness owed to Lender/Beneficiary in the original sum of \$1,577,000.00, the repayment of which is secured by a Mortgage from Grantor/Borrower in favor of Lender/Beneficiary, dated the 1st day of September, 2007, and filed for record the 6th day of September, 2007, in the office of the Chancery Clerk of DeSoto County, Mississippi, in Mortgage Record Book 2785 at Page 245 and covering the following described real property situated in Hernando, DeSoto County, Mississippi, to wit:

See Exhibit "A" attached hereto.

EXTENSION AND MODIFICATION. The parties hereby mutually agree as follows:

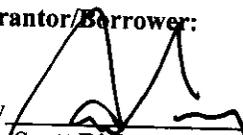
The note is hereby modified/renewed and extended and that the new maturity date of the note is hereby extended through September 1, 2009.

CONTINUATION OF ALL OTHER TERMS AND CONDITIONS. The Mortgage is hereby extended and modified so that it continues as security for the note in accordance with their respective terms and provisions, as herein extended and modified. All other terms and conditions contained in the said Mortgage and note, not specifically referred to and modified herein, continue in full force and effect.

NO OBLIGATION FOR FUTHER EXTENSIONS. Grantor/Borrower acknowledges that Lender/Beneficiary is under no obligation to grant any additional or future extensions, renewals, or forbearance upon maturity of this indebtedness.

IN WITNESS WHEREOF, the parties have executed this Agreement this 26 day of September, 2008.

Grantor/Borrower:

By 

Scott Richard Perry, Member of SP Capital Investors, LLC, a Mississippi limited liability company

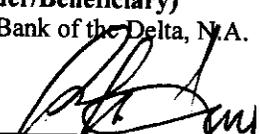
By 

Stacy Sanders Perry, Member of SP Capital Investors, LLC, a Mississippi limited liability company

By 

W. A. Sanders, III, Member of SP Capital Investors, LLC, a Mississippi limited liability company

(Lender/Beneficiary)
First Bank of the Delta, N.A.

BY 

Alan Sims, Senior Vice President

ACKNOWLEDGMENTS

STATE OF IL

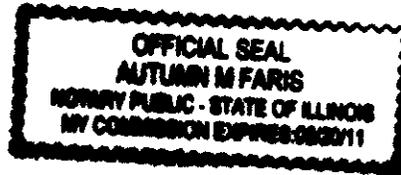
COUNTY OF COOK

PERSONALLY APPEARED BEFORE ME the undersigned authority in and for the said county and state, on this 26 day of September, 2008, within my jurisdiction, the within named **Scott Richard Perry**, who acknowledged to me that he is a Member of **SP Capital Investors, LLC**, a Mississippi limited liability company, and that for and on behalf of the said limited liability company, and as its act and deed, he executed the above and foregoing Extension and Modification Agreement on the day and year therein mentioned after first having been duly authorized by said company so to do.

Autumn M. Faris
Notary Public

My commission expires:

6/20/11



STATE OF IL

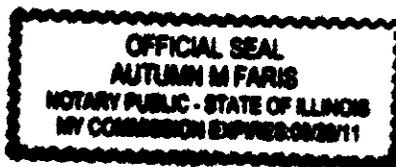
COUNTY OF COOK

PERSONALLY APPEARED BEFORE ME the undersigned authority in and for the said county and state, on this 26 day of September, 2008, within my jurisdiction, the within named **Stacy Sanders Perry**, who acknowledged to me that she is a Member of **SP Capital Investors, LLC**, a Mississippi limited liability company, and that for and on behalf of the said limited liability company, and as its act and deed, she executed the above and foregoing Extension and Modification Agreement on the day and year therein mentioned after first having been duly authorized by said company so to do.

Autumn M. Faris
Notary Public

My commission expires:

6/20/11



STATE OF MISSISSIPPI

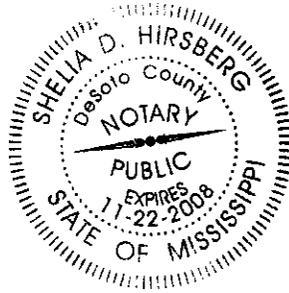
COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME the undersigned authority in and for the said county and state, on this 24th day of SEPTEMBER, 2008, within my jurisdiction, the within named **W. A. Sanders, III**, who acknowledged to me that he is a Member of **SP Capital Investors, LLC**, a Mississippi limited liability company, and that for and on behalf of the said limited liability company, and as its act and deed, he executed the above and foregoing Extension and Modification Agreement on the day and year therein mentioned after first having been duly authorized by said company so to do.

Shelia D. Hirsberg
Notary Public

My commission expires:

11-22-08



STATE OF MISSISSIPPI
COUNTY OF DESOTO

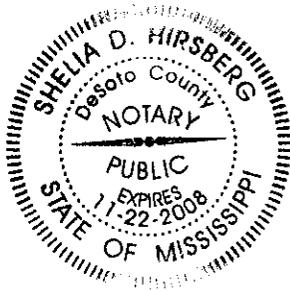
BE IT REMEMBERED that on this day appeared in person before the undersigned, a notary public within and for the county and state aforesaid, duly commissioned, qualified and acting Alan Sims to me well known to be the Senior Vice-President of **FIRST BANK of the DELTA, N.A.**, an Arkansas corporation, and stated that he as such officer, being authorized to do so by a resolution of the Board of Directors of said corporation, had executed the foregoing instrument for the uses, purposes, considerations and in the capacities therein mentioned and set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal as such notary public this 24th day of SEPTEMBER, 2008.

Shelia D. Hirsberg
Notary Public

My commission expires:

11-22-08



This instrument was prepared by:
First Bank of the Delta, N.A.
P.O. Box 2507
West Helena, AR 72390
870.816.1111

Exhibit A

**LEGAL DESCRIPTION FOR WINDING CREEK SUBDIVISION,
PHASE 1, A 89.00-ACRE TRACT OF LAND LOCATED IN THE
SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH,
RANGE 7 WEST, AND THE NORTHEAST QUARTER OF SECTION
7, TOWNSHIP 4 SOUTH, RANGE 7 WEST, DESOTO COUNTY,
MISSISSIPPI**

Commencing at the Southwest corner of Section 6, Township 4 South, Range 7 West, DeSoto County, Mississippi, and thence run along the southern boundary of said section East for a distance of 3319.32 feet to the **POINT OF BEGINNING**; thence leaving the said section line run South 08 degrees 03 minutes 25 seconds East for a distance of 1316.33 feet; thence North 89 degrees 30 minutes 07 seconds West for a distance of 307.49 feet; thence South 06 degrees 27 minutes 29 seconds East for a distance of 524.62 feet to a point on the northern right-of-way of Love Road; thence run along the northern right-of-way of said Love Road as follows: North 85 degrees 26 minutes 55 seconds East for a distance of 254.43 feet; North 83 degrees 53 minutes 20 seconds East for a distance of 735.90 feet; North 85 degrees 05 minutes 27 seconds East for a distance of 372.88 feet; thence South 81 degrees 24 minutes 01 seconds East for a distance of 289.17 feet to the Point of Intersection of the northern right-of-way of said Love Road and the centerline of Nip-Tuck Creek; thence leaving the northern right-of-way of said Love Road run along the centerline of said Nip-Tuck Creek as follows: North 55 degrees 42 minutes 19 seconds West for a distance of 263.32 feet; North 01 degrees 02 minutes 00 seconds West for a distance of 196.25 feet; North 18 degrees 53 minutes 34 seconds West for a distance of 160.05 feet; North 06 degrees 45 minutes 17 seconds East for a distance of 113.07 feet; North 00 degrees 53 minutes 00 seconds West for a distance of 311.70 feet; North 00 degrees 34 minutes 44 seconds East for a distance of 253.05 feet; North 21 degrees 49 minutes 01 seconds West for a distance of 113.83 feet; North 09 degrees 36 minutes 32 seconds East for a distance of 221.17 feet; North 08 degrees 02 minutes 52 seconds West for a distance of 264.71 feet; North 08 degrees 11 minutes 08 seconds West for a distance of 293.07 feet; North 17 degrees 00 minutes 23 seconds West for a distance of 105.02 feet; North 14 degrees 29 minutes 27 seconds West for a distance of 369.47 feet; North 12 degrees 07 minutes 26 seconds West for a distance of 395.21 feet; North 16 degrees 48 minutes 54 seconds West for a distance of 168.93 feet; thence leaving the centerline of said Nip-Tuck Creek run South 89 degrees 47 minutes 26 seconds West for a distance of 1164.05 feet; thence South 08 degrees 03 minutes 25 seconds East for a distance of 1329.29 feet to a point on the above mentioned section line, said point being the Point of Beginning.

All lying and being in the Southeast Quarter of Section 6, Township 4 South, Range 7 West, and in the Northeast Quarter of Section 7, Township 4 South, Range 7 West, DeSoto County, Mississippi, and containing 89.00 acres.