

## RENEWAL AGREEMENT

RENEWAL AGREEMENT made this \_\_\_\_\_ day of July, 2006, by and between Northstar Industries, Inc./Best Diversified Products, Inc. ("Northstar") and the City of Jonesboro, Arkansas ("City").

WITNESSETH;

WHEREAS, the parties entered into a lease agreement ("Lease Agreement") for certain real property located at 107 Flint Street, Jonesboro, AR 72401 (the "Premises"); and

WHEREAS, the Lease Agreement was to end on the 31<sup>st</sup> day of July, 2006, unless City exercised the first of two (2) options to renew the Lease Agreement for an additional six (6) month period; and

WHEREAS, the City exercises its option to renew in accordance with the Lease Agreement and the parties are desirous of extending such Lease Agreement upon the terms and conditions set forth therein except as modified, altered or amended herein.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

1.     EXTENSION. The term of the Lease Agreement for the Premises currently occupied by City is hereby extended to and shall expire on January 31, 2007.
2.     OTHER TERMS. All other terms of the Lease Agreements, including, but not limited to, the obligation of City regarding the payment of rent under the Lease Agreement and the option of the City to renew the Lease Agreement for one (1) additional, separate, successive six (6) month period , shall remain in full force and effect except as specifically modified herein.
3.     ENTIRE AGREEMENT. This Renewal Agreement along with the prior Lease Agreement constitute the entire agreement between the parties. No alteration, change or

modification of this Renewal Agreement or the Lease Agreement shall be made except in writing signed by all of the parties.

IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year first above written.

NORTHSTAR INDUSTRIES, INC./  
BEST DIVERSIFIED PRODUCTS, INC..

CITY OF JONESBORO

By: James E. Markley  
CEO

By: \_\_\_\_\_