

the Lease, Landlord will serve a duplicate copy of such notice in the same manner to Lender. In addition, Lender shall have the right, but not the obligation, to cure any alleged default.

6. Foreclosure of Deed of Trust. Should Lender or any purchaser acquire title to the Leasehold Estate through foreclosure proceedings or in lieu of foreclosure, Lender or any purchaser shall succeed to the rights and obligations of Tenant under the Lease, but shall not be liable or responsible for any default of Tenant under the lease prior to such acquisition, other than any defaults for which Lender has received prior written notice.

7. Obligations of Landlord; Successors and Assigns. This letter shall be binding upon and inure to the benefit of Landlord and Lender and their successors and assigns.

8. Notices. Any notices hereunder shall be given in writing, sent by (a) personal delivery, or (b) expedited delivery service with proof of delivery, or (c) United States mail, postage prepaid, registered or certified mail, or (d) prepaid telegram, telex or telecopy, addressed as follows:

To Landlord: Julian Ashheim, Trustee of the Estate of
Ike Bollack, Deceased
119 Millwood Lane
San Antonio, Texas 78216
Telecopy No.: _____

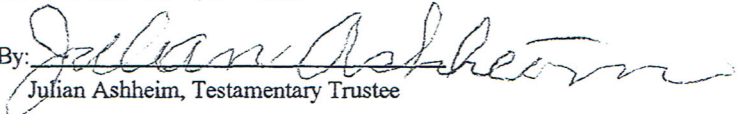
To Lender: Bank One, Texas, N.A.
1717 Main Street
Dallas, Texas 75201
Attn: Gina Norris
Telecopy No.: (214) 290-2765

or to such other address as designated by either party by notice as set forth herein. Any such notice or communication shall be deemed to have been given either at the time of personal delivery or, in the case of delivery service or mail, as of the date of first attempted delivery, or in the case of telegram, telex or telecopy, upon receipt.

9. Conflicting Provisions. As to Lender, in the event of a conflict between this letter and the Lease, the terms of this letter shall control; provided however, that this letter in no way modifies or alters the terms of the Lease between Landlord and Tenant.

Very truly yours,

Estate of Ike Bollack, Deceased

By: 
Julian Ashheim, Testamentary Trustee

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