

AGREEMENT FOR LEASE OF PARKING SPACES

This Agreement is entered into by and between American Memorial Life Insurance Company (hereinafter "Lessor") and Phatty McGees, Inc. (hereinafter "Lessee"). The parties hereby stipulate and agree to the following terms and conditions set forth herein.

WITNESSETH:

The parties acknowledge and agree that Lessee is desirous of obtaining additional parking spaces so that it may apply and receive a variance which would take into account the additional number of parking spaces granted herein so as to permit Lessee to expand its weekend hours of operation, starting at 11:00 a.m. Lessor as a neighboring business to Lessee supports the additional hours of operation by Lessee and deems Phatty McGees to be a benefit to the local business community.

Now therefore, for good and valuable consideration, the sufficiency of which is hereby acknowledged by Lessor, the parties hereby enter into the following terms and conditions:

1.) Lessor shall permit Lessee to use up to 50 parking spaces which shall be designated for Lessee's patrons. Lessee shall provide any and all signage required by the City or Lessor so as to properly designate parking for Lessee's patrons.

2.) Lessee agrees that it shall continue its process of nightly trash clean-up of all of Lessor's parking spaces, not just those leased by Lessee. The parties acknowledge that Lessor shall, as part of its regular maintenance schedule, remove snow and ice from the leased parking spaces and provide usual and customary maintenance.

3.) Either party may terminate this Lease by providing the other written notice within 10 days of such termination.

4.) Lessee agrees to hold Lessor harmless and indemnify it from any and all third party claims arising from or related to patron use of the leased parking spaces by Lessee or its patrons.


Dated this 11th day of April, 2003.

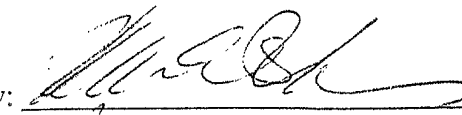
LESSOR:

LESSEE:

AMERICAN MEMORIAL
LIFE INSURANCE CO.

PHATTY MCGEE'S, INC.

By: 
Its: VP operations

By: 
Its: Pres.

STATE OF SOUTH DAKOTA)
)SS.
COUNTY OF PENNINGTON)

On this the 11 day of April, 2003, before me, the undersigned Notary Public, personally appeared Rick Soulek who acknowledged him self to be the VP operations of American Memorial Life Insurance Company, a corporation, and that he, as such VP Operations, being authorized so to do, executed the foregoing instrument for the purposes herein contained, by signing the name of the corporation by him self as VP Operations.

In Witness Whereof, I have hereunto set my hand and official seal.

John Jones
Notary Public

My commission expires: 9-9-2004
(SEAL)

STATE OF SOUTH DAKOTA)
)SS.
COUNTY OF PENNINGTON)

On this the 14th day of April, 2003, before me, the undersigned Notary Public, personally appeared Bob Fuchs who acknowledged himself to be the manager of Phatty McGees, Inc., a corporation, and that he, as such manager, being authorized so to do, executed the foregoing instrument for the purposes herein contained, by signing the name of the corporation by himself as manager.

In Witness Whereof, I have hereunto set my hand and official seal.

Rebecca S. Kramer
Notary Public

My commission expires: 12-17-07
(SEAL)