

MARSHA G. MORRIS, husband and wife, agree that in the event they default in payment on said promissory note, or in any of the terms and conditions contained in said promissory note, or purchase money mortgage, the leasehold interest acquired by way of this agreement shall automatically terminate without notice to assignees, and all of assignees right, title and interest to and in said leasehold shall automatically return to and invest in INDEPENDENT HARDWARE, INC.

In witness whereof, the parties have executed this agreement the day and year above written.

[Signature]
TOM MILLER, President of
INDEPENDENT HARDWARE, INC.

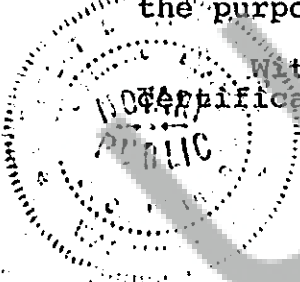
[Signature]
ROBERT MORRIS Assignee

STATE OF WASHINGTON)
 SS
COUNTY OF CLARK)

[Signature]
MARSHA G. MORRIS Assignee

This is to certify that on August 28th, 1978, personally, appeared before me TOM MILLER, President of INDEPENDENT HARDWARE, INC., to me known to be the individual who executed the foregoing instrment, and he acknowledged the same as his free and voluntary act and deed for the purposes and uses therein mentioned.

Witness my hand and official seal the day and year in this certificate first above written.

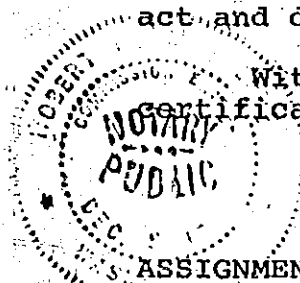


[Signature]
Notary Public in and for the
State of Washington, residing
at Vancouver.

STATE OF WASHINGTON)
 SS
COUNTY OF CLARK)

This is to certify that on August 29, 1978, personally appeared before me ROBERT MORRIS and MARSHA G. MORRIS, husband and wife, to me known to be the individuals who executed the foregoing instrument and they acknowledged the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal the day and year in this certificate first above written.



[Signature]
Notary Public in and for the
State of Washington, residing
at Vancouver.