

LEASE AGREEMENT

CREDENTIAL LEASING CORP. OF FLORIDA, INC.

420 W. Boynton Beach Blvd., Suite 203, Boynton Beach, Florida 33435

LEASE ORIGINAL

This space for lessor's use only

Lessee [THE ANCHORAGE ON THE ST. LUCIE CONDOMINIUM]
 Name ASSOCIATION, INC.
 2514 SE ANCHORAGE COVE
 Address [PORT ST. LUCIE, FL 34952]
 Equipment location (if other than Lessee's address)

Supplier [STUART BUSINESS SYSTEMS, INC.]
 Name 830 NE POP TILTON PLACE
 JENSEN BEACH, FL 34957
 Address []

EQUIPMENT DESCRIPTION: Model No., Catalog No. or other identification

1 EA. COPYSTAR CS-1635 COPIER S/N: PQC7802523
 DP-100 ADF S/N: AHL3334006
 CABINET

Supplier and its representatives are not the agents of Lessor and cannot waive, vary or alter the terms of the lease.

SCHEDULE OF PAYMENTS DURING ORIGINAL TERM OF LEASE NUMBER OF MONTHS <u>36</u> MONTHLY PAYMENT \$ <u>88.00</u> <small>(PLUS APPLICABLE TAXES)</small>	PAYABLE AT SIGNING OF THE LEASE (check one) <input checked="" type="checkbox"/> ADVANCE RENTAL FIRST AND LAST <u>0</u> TOTAL \$ <u>33.72</u> <input type="checkbox"/> SECURITY DEPOSIT \$ _____ <input type="checkbox"/> OTHER _____
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TERMS AND CONDITIONS OF LEASE

1. **ORDERING EQUIPMENT.** Lessee hereby requests Lessor to order the Equipment from the Supplier named above, to arrange for delivery to Lessee at Lessee's expense, to pay for the Equipment after its delivery to Lessee or sooner if approved by Lessee in writing, and to lease the Equipment to Lessee on the terms and conditions of this Lease.

2. **LEASE AND ANY SCHEDULE HERETO.** Lessor hereby leases to Lessee, and Lessee hereby leases from Lessor, the Equipment described above and on any attached schedule (herein with all replacement parts, repairs, additions and accessories called "Equipment") on the terms and conditions on the face and reverse side hereof.

3. **DISCLAIMER OF WARRANTIES AND WAIVER OF DEFENSES.**
 (a) NO WARRANTIES BY LESSOR - LESSOR, NEITHER BEING THE MANUFACTURER, NOR A SUPPLIER, NOR A DEALER IN THE EQUIPMENT, MAKES NO WARRANTY, EXPRESS OR IMPLIED, TO ANYONE, AS TO FITNESS FOR A PARTICULAR PURPOSE, MERCHANTABILITY, DESIGN, CONDITION, CAPACITY, PERFORMANCE OR ANY OTHER ASPECT OF THE EQUIPMENT OR ITS MATERIAL OR WORKMANSHIP. LESSOR FURTHER DISCLAIMS ANY LIABILITY FOR LOSS, DAMAGE OR INJURY TO LESSEE OR THIRD PARTIES AS A RESULT OF ANY DEFECTS, LATENT OR OTHERWISE, IN THE EQUIPMENT WHETHER ARISING FROM LESSOR'S NEGLIGENCE OR APPLICATION OF THE LAWS OF STRICT LIABILITY. AS TO LESSOR, LESSEE LEASES THE EQUIPMENT "AS IS". LESSEE HAS SELECTED THE SUPPLIER OF THE EQUIPMENT AND ACKNOWLEDGES THAT LESSOR HAS NOT RECOMMENDED SUPPLIER. LESSOR SHALL HAVE NO OBLIGATION TO INSTALL, MAINTAIN, ERECT, TEST, ADJUST OR SERVICE THE EQUIPMENT. LESSEE AGREES TO INSTALL, MAINTAIN AND SERVICE THE EQUIPMENT OR CAUSE THE SAME TO BE PERFORMED BY QUALIFIED THIRD PARTIES. IF THE EQUIPMENT IS UNSATISFACTORY FOR ANY REASON, LESSEE SHALL MAKE CLAIM ON ACCOUNT THEREOF SOLELY AGAINST SUPPLIER, AND ANY OF SUPPLIER'S VENDORS, AND SHALL NEVERTHELESS PAY LESSOR ALL RENT PAYABLE UNDER THE LEASE.

(b) LESSOR HEREBY ASSIGNS TO LESSEE, SOLELY FOR THE PURPOSE OF PROSECUTING SUCH A CLAIM, ALL OF THE RIGHTS WHICH LESSOR MAY HAVE AGAINST SUPPLIER AND SUPPLIER'S VENDORS FOR BREACH OF WARRANTY OR OTHER REPRESENTATIONS RESPECTING THE EQUIPMENT.

(c) LESSEE ACKNOWLEDGES LESSOR'S INTENT TO ASSIGN THIS LEASE AND/OR THE RENTALS DUE HEREUNDER AND LESSEE AGREES THAT NO ASSIGNEE OF LESSOR SHALL BE BOUND TO PERFORM ANY DUTY, COVENANT OR CONDITION OR WARRANTY

Accepted in Florida:

LESSOR: Credential Leasing Corp. of Florida, Inc.

By _____
 Date _____

(EXPRESS OR IMPLIED) ATTRIBUTABLE TO LESSOR AND LESSEE FURTHER AGREES NOT TO RAISE ANY CLAIM OR DEFENSE ARISING OUT OF THIS LEASE OR OTHERWISE WHICH LESSEE MAY HAVE AGAINST LESSOR AS A DEFENSE, COUNTERCLAIM OR OFFSET TO ANY ACTION BY AN ASSIGNEE HEREUNDER.

(d) REGARDLESS OF CAUSE, LESSEE WILL NOT ASSERT ANY CLAIM WHATSOEVER AGAINST LESSOR FOR LOSS OF ANTICIPATORY PROFITS OR ANY OTHER INDIRECT, SPECIAL OR CONSEQUENTIAL DAMAGES, NOR SHALL LESSOR BE RESPONSIBLE FOR ANY DAMAGES OR COSTS WHICH MAY BE ASSESSED AGAINST LESSEE IN ANY ACTION FOR INFRINGEMENT OF ANY UNITED STATES LETTERS PATENT. LESSOR MAKES NO WARRANTY AS TO THE TREATMENT OF THIS LEASE, FOR TAX OR ACCOUNTING PURPOSES.

(e) Notwithstanding any fees which may be paid by Lessor to Supplier or any agent of Supplier, Lessee understands and agrees that neither Supplier nor any agent of Supplier is an agent of Lessor or is authorized to waive or alter any term or condition of this Lease.

4. **NON-CANCELLABLE LEASE.** THIS LEASE CANNOT BE CANCELLED BY LESSEE DURING THE TERM HEREOF.

5. **TERM AND RENT.** The lease term shall commence as of the date that any of the Equipment is delivered to Lessee or Lessee's Agent or consigned to a carrier for shipment to Lessee or Lessee's Agent (Commencement Date). The term shall continue until the obligations of the Lessee under the Lease shall have been fully performed. Advance rentals shall not be refundable if the lease term for any reason does not commence or if this Lease is duly terminated by Lessor. The installments of rent shall be payable periodically in advance as indicated above, the first such payment being due on the Commencement Date, or such later date as Lessor designates in writing, and subsequent payments due on the same day of each successive rent period thereafter until the balance of the rent and any additional rent or expenses chargeable to Lessee under this Lease shall have been paid in full. If a security deposit is indicated above, the same shall be held by Lessor to secure the faithful performance of the Lease and shall be refunded to Lessee at the satisfactory expiration of the Lease without interest.

SEE REVERSE SIDE FOR ADDITIONAL TERMS AND CONDITIONS WHICH ARE PART OF THIS LEASE.

THE ANCHORAGE ON THE ST. LUCIE CONDOMINIUM ASSOCIATION, INC.

By X _____ LESSEE
 Signature _____ Title _____

Print Signer's Name _____ Date _____ Witness _____
 MUST BE SIGNED BY DULY AUTHORIZED CORPORATE OFFICER, PARTNER OR PROPRIETOR AND TITLE INDICATED.

PERSONAL GUARANTY

To induce Lessor to enter into the within Lease, the undersigned unconditionally guarantees to Lessor the prompt payment when due of all of Lessee's obligations to Lessor under the Lease. Lessor shall not be required to proceed against Lessee or the Equipment or enforce any other remedy before proceeding against the undersigned. The undersigned agrees to pay all attorney's fees and other expenses incurred by Lessor by reason of default by Lessee or the undersigned. The undersigned waives notice of acceptance hereof and of all other notices or demands of any kind to which the undersigned may be entitled. The undersigned consents to any extensions or modification granted to Lessee and the release and/or compromise of any obligations of Lessee or any other obligors and guarantors without in any way releasing the undersigned from his or her obligations hereunder. This is a continuing Guaranty and shall not be discharged or affected by death of the undersigned, shall bind the heirs, administrators, representatives, successors and assigns of undersigned, and may be enforced by or for the benefit of any assignee or successor of Lessor. The undersigned agrees that in the event of any litigation arising from the subject matter of this Lease, that suit shall be brought, at Lessor's option, in a court of competent jurisdiction in either Palm Beach or Broward County, Florida. The undersigned further agree to be bound by all of the terms and conditions of the Lease Agreement as if a Lessee, and agree that the undersigned's liability shall be joint and several with the Lessee. This personal guaranty shall extend to any and all other Leases heretofore or hereafter executed between the Lessor and any of the Lessees, unless specifically excluded in writing. This personal guaranty shall continue in effect until terminated in writing by the Personal Guarantor; and in that event shall not release the Personal Guarantor from liability for any Lease Agreement executed either before or within 30 days after Lessor's receipt of such Notice of Termination.

X _____
 WITNESS SIGNATURE DATED _____
 X _____
 WITNESS SIGNATURE DATED _____

X _____
 PERSONAL GUARANTOR SIGNATURE DATED _____
 X _____
 PERSONAL GUARANTOR SIGNATURE DATED _____

6. FINANCE LEASE STATUS: The parties agree that this Lease is a "Finance Lease" as defined in Article 2A of the Uniform Commercial Code in such jurisdictions where the same is in effect. Lessee acknowledges either (a) that Lessee has reviewed and approved any written Supply Contract (as defined in said Article 2A) covering the Equipment purchased from the Supplier (as defined in said Article 2A) thereof for lease to Lessee or (b) that Lessor has informed or advised Lessee, in writing, either previously or by this Lease of the following: (i) the identity of the Supplier; (ii) that the Lessee may have rights under the Supply Contract; and (iii) that the Lessee may contact the Supplier for a description of any such rights Lessee may have under the Supply Contract.

LESSOR TERMINATION BEFORE EQUIPMENT ACCEPTANCE. If within 60 days from the Lessor orders the Equipment, same has not been delivered, installed and accepted by Lessee (in form satisfactory to Lessor) for purposes of this Lease, Lessor may on 10 days' written notice to Lessee terminate this Lease and its obligations to Lessee.

8. TITLE: PERSONAL PROPERTY. Equipment is, and shall at all times remain, the property of Lessor, and Lessee shall have no right, title or interest therein and no right to purchase or otherwise acquire title to or ownership of any of the Equipment. If Lessor supplies Lessee with labels indicating that the Equipment is owned by Lessor, Lessee shall affix such labels to and keep them in a prominent place on the Equipment. Lessee hereby authorizes Lessor to insert in this Lease the serial numbers and other identification data of Equipment when determined by Lessor. Lessee authorizes Lessor, its successors, assigns and lenders to Lessor, to file a carbon, photographic or other reproduction of Lease as a financing statement for the Equipment, and Lessee further appoints Lessor as the Lessee's authorized agent for the sole purpose of executing and filing such other financing statements as the Lessor shall desire pursuant to the Uniform Commercial Code. Such filings under the Uniform Commercial Code shall not make this a "secured transaction" nor alter the nature of this transaction as a "true lease". Lessee agrees to execute and deliver any statement or instrument requested by Lessor for such purpose, and agrees to pay or reimburse Lessor for any searches, filings, recordings or stamp fees or taxes arising from the filing or recording any such instrument or statement. Lessee shall at its expense protect and defend Lessor's title against all persons claiming against or through Lessee, at all times keeping the Equipment free from any legal process or encumbrance whatsoever including but not limited to liens, attachments, levies and executions, and shall give Lessor immediate written notice thereof and shall indemnify Lessor from any loss caused thereby. Lessee shall execute or obtain from third parties and deliver to Lessor, upon Lessor's request, such further instruments and assurances as Lessor deems necessary or advisable for the confirmation or perfection of Lessor's rights hereunder. Equipment is, and shall at all times be and remain, personal property notwithstanding that Equipment or any part thereof may now be, or hereafter become, in any manner affixed or attached to real property or any improvements thereon.

9. CARE, USE AND LOCATION. Lessee, at its own cost and expense, shall maintain and keep the Equipment in good repair, condition and working order, shall use the Equipment lawfully and shall not alter the Equipment without Lessor's prior written consent. Lessee represents that the Equipment shall be used by Lessee solely for business purposes. If the manufacturer of the Equipment has provided Lessee with a standard maintenance schedule, such schedule will constitute minimum maintenance compliance and Lessee, upon request, will supply Lessor with evidence of such compliance. The Equipment shall not be removed from the Equipment location shown on the face of this Lease, without Lessor's written consent. Lessor shall have the right to inspect the Equipment at any reasonable time.

10. REDELIVERY. Upon expiration or earlier termination of this Lease or any schedule(s) hereto as to any Equipment, Lessee shall return the Equipment, freight prepaid, to Lessor in good repair, condition and working order, ordinary wear and tear resulting from proper use thereof only excepted, in a manner and to a location reasonably designated by the Lessor. If upon such expiration or termination Lessee does not immediately return the Equipment to Lessor, the Equipment shall continue to be held and leased hereunder and this Lease shall thereupon be extended indefinitely as to term at the monthly rent with respect to such Equipment, subject to the right of either the Lessee or the Lessor to terminate this Lease upon thirty (30) days' written notice, whereupon Lessee shall forthwith deliver the Equipment to Lessor as set forth in this paragraph.

11. RISK OF LOSS. Lessee shall bear all risks of loss of and damage to Equipment from any cause; occurrence of such loss or damage shall not relieve Lessee of any obligation hereunder. In the event of loss or damage, Lessee, at its option, provided it is not in default hereunder otherwise at Lessor's option, shall: (a) place the damaged Equipment in good repair, condition and working order; or (b) replace lost or damaged Equipment with like Equipment in good repair, condition and working order with documentation creating clear title thereto in Lessor; or (c) pay to Lessor the then present value computed at six (6%) percent per annum of both the unpaid balance of the aggregate rent reserved under this Lease, plus the value of Lessor's anticipated residual interest in the Equipment at the expiration of the Lease. Upon Lessor's receipt of such payment, Lessee and/or Lessee's insurer shall be entitled to Lessor's interest in said item for salvage purposes, in its then condition and location, as is, without warranty, express or implied.

12. INSURANCE. Lessee shall keep the Equipment insured against all risks of loss or damage from every cause whatsoever for not less than the full replacement value thereof, and shall carry public liability and property damage insurance covering the Equipment and its use in a form and in an amount satisfactory to the Lessor. All such insurance shall be in form and amount and with companies acceptable to Lessor and name Lessor and its assignee as Loss Payee, as its interest may appear with respect to property damage coverage and as additional insured with respect to public liability coverage. Lessee shall pay the premiums therefor and deliver said policies or duplicates thereof or certificates of coverage thereunder, to Lessor, with long form Lender's Loss Payable endorsement upon the policy or policies or by independent instrument, that gives Lessor a right to thirty (30) days' written notice before the policy can be altered or cancelled and the right to payment of premium without obligation. Should Lessee fail to provide such insurance coverage, Lessor may obtain coverage for part or all of the term of this agreement or such period beyond the term as required by the insurance company issuing such coverage protecting interests of Lessor and Lessee or the interest of Lessor only. The proceeds of such insurance, at the option of Lessee, provided it is not in default hereunder otherwise at Lessor's option, shall be applied (i) toward the replacement, restoration or repair of the Equipment or (ii) toward payment of the obligations of Lessee hereunder. Lessee hereby appoints Lessor as Lessee's attorney-in-fact to make claim for, receive payment of, and execute and endorse all documents, checks, or drafts for loss or damage under any said insurance policies.

13. NET LEASE: TAXES. Lessee intends the rental payments hereunder to be net to Lessor, and Lessee shall pay all sales, use, excise, stamp, documentary and ad valorem imposed on the ownership or use of the Equipment during the term of this Lease; shall pay all taxes (except Lessor's Federal or State net income taxes) imposed on Lessor or Lessee with respect to the rental payments hereunder, and shall reimburse Lessor upon demand for any taxes paid by or advanced by Lessor. Unless Lessor otherwise agrees to in writing, Lessor shall file for and pay all personal property taxes assessed with respect to the Equipment during the term of this Lease and Lessee shall, upon Lessor's demand forthwith reimburse Lessor therefor.

14. INDEMNITY. Lessee shall hold Lessor harmless from, and defend Lessor against, any and all claims, actions, suits, proceedings costs, expenses, damages, and liabilities, including attorney's fees, arising out of, connected with, or resulting from the Equipment or this Lease, including without limitation, the manufacture, selection, delivery, possession, use, operation or return of the Equipment.

15. DEFAULT AND REMEDIES. If Lessee defaults in any payment required under this Lease or under any other lease or agreement between Lessor and Lessee, or if a petition in bankruptcy, arrangement, insolvency or reorganization is filed by or against Lessee, or any guarantor of Lessee's obligations hereunder, or if Lessee or any guarantor of Lessee's obligations makes an assignment for the benefit of creditors, Lessor may, to the extent permitted by law, exercise any one or more of the following remedies: (a) To declare the entire balance of rent hereunder immediately due and payable as to any or all schedules of Equipment covered hereby and to similarly accelerate the balances under any other leases or agreements between Lessor and Lessee and to sue for and recover the then present value computed at six (6%) percent per annum of both the unpaid balance of the aggregate rent reserved under this Lease, plus the value of Lessor's anticipated residual interest in the Equipment at the expiration of the Lease. (b) To require Lessee to assemble all Equipment at Lessee's expense, at a place reasonably designated by Lessor. (c) To remove any physical obstructions for removal of the Equipment from the place where the Equipment is located and take possession of any or all items of Equipment, without demand or notice, wherever same may be located, disconnecting and separating all such Equipment from any other property, with or without any court order or pre-taking hearing, it being understood that facility of repossession in the event of default is a basis for the financial accommodation reflected by this Lease. Lessee hereby waives any and all damages occasioned by such retaking. Lessor may, at its option, use, ship, store, repair or lease all Equipment so removed and sell or otherwise dispose of any such Equipment at a private or public sale. Lessor may expose Equipment and resell the Equipment at Lessee's premises at reasonable business hours without being required to remove the Equipment. In the event Lessor takes possession of the Equipment, Lessor shall give Lessee credit for any sums received by Lessor from the sale or rental of the Equipment after deduction of the expenses of sale or rental. Lessee shall also be liable for and shall pay to Lessor (a) all expenses incurred by Lessor in connection with the enforcement of any of Lessor's remedies, including all expenses of repossessing, storing, shipping, repairing and selling the Equipment, (b) reasonable attorney's fees and, (c) interest on all sums due Lessor from the date of default until paid at the rate of one and one-half (1 1/2%) percent per month, but only to the extent permitted by law. Lessor and Lessee acknowledge the difficulty in establishing a value for the unexpired lease term and owing to such difficulty agree that the provisions of this paragraph represent an agreed measure of damages and are not to be deemed a forfeiture or penalty. Lessee understands and agrees that Lessor's primary business is not that of remarketing repossessed equipment, and absent a clear showing of bad faith on the part of Lessor, the fact that a better price could have been obtained, or that the manner of sale could have yielded a better price, shall not serve as defenses in an action by Lessor to recover damages pursuant to this Lease Agreement.

In the event Lessee fails to perform any of the terms, covenants or conditions of this Lease other than as provided above, then Lessor may recover from Lessee any loss or damage suffered by Lessor as a result of such failure.

Whenever any payment is not made by Lessee when due hereunder, Lessee agrees to pay to Lessor, not later than one month thereafter, an amount calculated at the rate of ten cents per one dollar of each such delayed payment, as an administrative fee to offset Lessor's collection costs, but only to the extent allowed by law. Such amounts shall be payable in addition to all amounts payable by Lessee as a result of exercise of any of the remedies herein provided.

All remedies of Lessor hereunder are cumulative, are in addition to any other remedies provided for by law, and may, to the extent permitted by law, be exercised concurrently or separately. The exercise of any one remedy shall not be deemed to be an election of such remedy or to preclude the exercise of any other remedy. No failure on the part of the Lessor to exercise and no delay in exercising any right or remedy shall operate as a waiver thereof or modify the terms of this Lease. In the event this Lease is determined to be a security agreement Lessor's recovery shall in no event exceed the maximum permitted by law. Any individual Lessee or Personal Guarantor waives exemption from garnishment of all wages exceeding \$500 per week.

16. LESSEE'S WAIVERS. To the extent permitted by law, Lessee hereby waives any and all rights and remedies conferred upon a lessee by Sections 2A-508 through 2A-522 of the Uniform Commercial Code in those jurisdictions where Article 2A is in effect. To the extent permitted by law, Lessee also waives any rights now or hereafter conferred by statute or otherwise which may require Lessor to sell, lease or otherwise use the Equipment in mitigation of Lessor's damages as set forth in Paragraph 15 or which may limit or otherwise modify any of Lessor's rights and remedies under Paragraph 15.

17. PERFORMANCE BY LESSOR OF LESSEE'S OBLIGATIONS. In the event Lessee fails to comply with any provision of this Lease, Lessor shall have the right, but shall not be obligated, to effect such compliance on behalf of Lessee upon ten (10) days prior written notice to Lessee. In such event, all monies expended by, and all expenses of Lessor in effecting such compliance shall be deemed to be additional rental, and shall be paid by Lessee to Lessor at the time of the next periodic payment of rent.

18. MISCELLANEOUS. (a) Lessee's Assignment: Without Lessor's prior written consent, Lessee shall not (i) assign, transfer, pledge, hypothecate or otherwise dispose of the Equipment or any interest therein, or (ii) sublet or lend Equipment or permit it to be used by anyone other than Lessee or Lessee's employees. (b) Notices - service of all notices under this Lease and Personal Guaranty if any shall be in writing and shall be sufficient if delivered personally or mailed to the party involved at its respective address set forth herein, or such other address as said party may provide in writing from time to time. Any such notice mailed to said address shall be effective when deposited in the United States mail, duly addressed and with postage prepaid; except that any notice of change of address shall be sent by either certified or registered mail, or delivered by some other means in which the recipient signs an acknowledgement of receipt. (c) Lessee warrants that all financial and other information furnished to Lessor was, at the time of delivery, true and correct. (d) Further Assurances-Lessee shall provide Lessor with such interim or annual financial statements as Lessor requests.

19. GENERAL. This lease inures to the benefit of and is binding upon the heirs, legatees, personal representatives, successors and assigns of the parties hereto. Time is of the essence of this Lease. This Lease contains the entire agreement between Lessor and Lessee, and no modification of this Lease shall be effective unless in writing and executed by an executive officer of Lessor. A waiver of default shall not be a waiver of any other or subsequent default. Lessee waives trial by jury in any action by or against Lessor hereunder. If more than one Lessee is named in this Lease, the liability of each shall be joint and several. In the event any provision of this Lease shall be unenforceable, then such provision shall be deemed deleted, however, no other provision hereof shall be affected thereby. THIS LEASE SHALL BE BINDING WHEN ACCEPTED IN WRITING BY THE LESSOR IN THE STATE OF FLORIDA AND SHALL BE GOVERNED BY THE LAWS OF THE STATE OF FLORIDA PROVIDED HOWEVER, IN THE EVENT THIS LEASE OR ANY PROVISION HEREOF IS NOT ENFORCEABLE UNDER THE LAWS OF THE STATE OF FLORIDA THEN THE LAWS OF THE STATE WHERE THE EQUIPMENT IS LOCATED SHALL GOVERN. THE UNDERSIGNED AGREES THAT IN THE EVENT OF ANY LITIGATION ARISING FROM THE SUBJECT MATTER OF THIS LEASE, THAT SUIT SHALL BE BROUGHT, AT LESSOR'S OPTION, IN A COURT OF COMPETENT JURISDICTION IN EITHER PALM BEACH OR BROWARD COUNTY FLORIDA, NOTHING CONTAINED HEREIN IS INTENDED TO PRECLUDE LESSOR FROM COMMENCING ANY ACTION HEREUNDER IN ANY COURT HAVING JURISDICTION THEREOF.

CREDENTIAL LEASING CORP. OF FLORIDA, INC.

DELIVERY AND ACCEPTANCE RECEIPT

The Undersigned Lessee hereby acknowledges receipt of the equipment described below or on any attached schedule (the "Equipment") fully installed and in good working condition, and Lessee hereby accepts the Equipment after full inspection thereof as satisfactory for all purposes of the Lease executed by Lessee with Credential Leasing Corp. Of Florida, Inc. (the "Lessor"). Lessee certifies that Lessor has fully and satisfactorily performed all covenants and conditions to be performed by Lessor under the Lease and has delivered the Equipment selected solely by Lessee in accordance with Lessee's directions.

LESSEE AGREES THAT LESSOR HAS NOT MADE AND MAKES NO REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE, DIRECTLY OR INDIRECTLY, EXPRESS OR IMPLIED, AS TO ANY MATTER WHATSOEVER, INCLUDING THE SUITABILITY OF SUCH EQUIPMENT, ITS DURABILITY, ITS FITNESS FOR ANY PARTICULAR PURPOSE, ITS MERCHANTABILITY, ITS CONDITION, AND/OR ITS QUALITY, AND AS BETWEEN LESSEE AND LESSOR OR LESSOR'S ASSIGNEE, LESSEE LEASES THE EQUIPMENT "AS IS" AND LESSEE AFFIRMS THAT IT HAS NO DEFENSES OF COUNTER-CLAIMS AGAINST LESSOR IN CONNECTION WITH THE LEASE.

Lessee represents and warrants that none of the Equipment was delivered prior to the date the undersigned executed the subject Lease unless Lessor shall have previously consented thereto, in writing. Lessee understands that Lessor is relying upon this receipt as a condition for making payment for the cost of the leased Equipment to the supplier thereof.

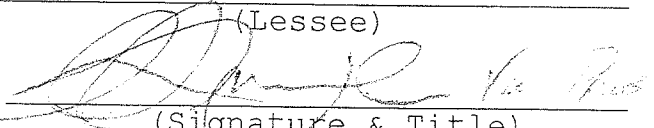
THE ANCHORAGE ON THE ST. LUCIE CONDOMINIUM ASSOCIATION, INC.

(Lessee)

Date Equipment

Accepted: _____

By:



(Signature & Title)

James D. Krowicki

DESCRIPTION AND SERIAL NUMBER(S) OF
EQUIPMENT DELIVERED AND ACCEPTED:

1 EA. COPYSTAR CS-1635 COPIER S/N: PQC7802523
DP-100 ADF S/N: AHL3334006
CABINET