

NO DOLLAR LIMIT, NON PRORATED GUARANTEE

U. S. Intec, Inc. ("Intec") guarantees to the original building owner that, subject to the terms and conditions of this guarantee, it will repair or replace, AT ITS SOLE DISCRETION, the Intec roofing membranes and base flashings, or portion thereof, as is necessary to correct leaks resulting from the causes listed below, for the guarantee term, which is also stated below.

Intec will repair leaks caused by: (1) manufacturing defects, (2) deterioration as a result of ordinary wear and tear from exposure to the elements, (3) splits, fissures or tears not caused by structural or roof deck movement or failure, or (4) workmanship in installing the roofing membranes and base flashings. This guarantee is limited to the ORIGINAL owner and is expressly NOT transferrable or assignable unless Intec has approved the transfer following the procedures explained on the reverse.

NOTE: The remedy under this guarantee shall be effective ONLY when all bills for installation and supplies have been paid in full to the roofing contractor, materials suppliers and Intec, and the guarantee charge, if any, has been paid to Intec.

THIS GUARANTEE IS EXPRESSLY IN LIEU OF ANY OTHER GUARANTEES OR WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE, AND OF ANY OTHER OBLIGATION OR LIABILITY ON THE PART OF U. S. INTEC, INC., WHETHER ANY CLAIM IS BASED UPON STRICT LIABILITY, NEGLIGENCE, BREACH OF WARRANTY OR ANY OTHER THEORY OR CAUSE OF ACTION. In NO event shall Intec be liable for any CONSEQUENTIAL OR INCIDENTAL DAMAGES of any kind.

GUARANTEE INFORMATION

Date of Installation 01/15/1999 Contractor LARRY MILLER ROOFING INC. Cert. # 7027
Owner HUNTSVILLE SE L.P. Distributor WESTEND-HOUSTON
Address 1800 BERING STREET SUITE 495 Total Sq. Ft. 12,000.00
HOUSTON TX, 77057 Intec Spec. # GB B3SP RI
Building Usage DRUG STORE Intec Guarantee # CEIN20-1522
Installation Name ECKERD'S Guarantee Term 20 YEAR
Address 1569 11TH STREET Deck Type Steel
HUNTSVILLE, TX
Membrane INTEC GBSP -4, SP-4, ULTRABASE

INTEC ROOF SYSTEM COVERAGE

The components of the Intec Roofing System covered by this Guarantee are:

Membrane Spec. and Type INTEC GBSP -4, SP-4, ULTRABASE
Flashing Spec. and Type -
Insulation Type INTEC ISO, INTEC PERLITE,
Accessories (Type and Quantity) MWELD PENETRATION PRODUCTS, STANDARD MVENT

ONLY THOSE COMPONENTS SPECIFICALLY IDENTIFIED ABOVE ARE COVERED. ALL OTHER COMPONENTS OF THE BUILDING, INCLUDING ANY ROOFING COMPONENTS, ARE EXPRESSLY EXCLUDED.

GUARANTEE VALIDATION

This guarantee shall be effective ONLY IF (1) this guarantee is validated below by a signature of an authorized representative of Intec, and (2) it is subsequently signed and approved by both the roofing contractor and the owner, and (3) a copy of the fully signed original guarantee is returned to Intec within 60 days of validation by Intec to: Technical Services Department, P. O. Box 2845, Port Arthur, Texas 77643. BY SIGNING BELOW, THE OWNER AND CONTRACTOR ACKNOWLEDGE THE TERMS, CONDITIONS AND LIMITATIONS ON THE FRONT AND REVERSE OF THIS GUARANTEE AND AGREE TO BE BOUND BY THEM.

3/5/99 Date
Roofing Contractor By [Signature]
Title Corp Sec/Treas
Owner CEO of Shelby/Estus Realty Group, Inc. General Partner
By [Signature] of Huntsville SE, L.P.
Title _____
Date March 16, 1999
U. S. Intec, Inc. By [Signature]
Title Technical Services Manager
Date 3/4/99

OWNER COPY

REMEDIES

The remedy set forth in this guarantee shall be the SOLE AND EXCLUSIVE REMEDY available to the owner. The owner and roofing contractor expressly agree that, IF THE OWNER DISCOVERS or should have discovered WITHIN THE FIRST TWO YEARS after validation of this guarantee by Intec LEAKS IN THE MEMBRANE OR BASE FLASHINGS DUE TO MISAPPLICATION OR TO THE ROOFER'S FAILURE TO INSTALL THE MEMBRANE AND BASE FLASHINGS IN COMPLIANCE WITH THE INTEC SPECIFICATION MANUAL IN EFFECT AT THE TIME THE ROOF WAS INSTALLED, IT IS THE ROOFING CONTRACTOR'S SOLE RESPONSIBILITY TO REPAIR THOSE LEAKS. Intec shall have no obligation to repair any such leaks.