LEASE AGREEMENT - CONTRACT No. _____

LESSOR: Radiance Capital LLC	LESSEE:

PAY PROCEEDS DIRECTION

You are hereby irrevocably instructed to disburse from the proceeds of the loan evidenced by the above-referenced instruments the respective amounts to the respective payees designated below.

AMOUNT	PAYEE NAME AND ADDRESS

Disbursement by you in accordance with the foregoing instructions shall be and constitute payment and delivery to and receipt by us of any and all of such proceeds.

LESSEE: _____

By: _____

Title: _____

Date: _____