

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF DELAWARE

In re:

BUILDING MATERIALS HOLDING
CORPORATION, et al.¹

Debtors

)
) Chapter 11
)

) Case No. 09-12074 (KJC)
)

) Jointly Administered
)

) **Re: Docket No. 33**
)

**RESERVATION OF RIGHTS AND LIMITED RESPONSE TO DEBTOR'S
FIRST OMNIBUS MOTION FOR AN ORDER AUTHORIZING REJECTION
OF CERTAIN UNEXPIRED LEASES AND EXECUTORY CONTRACTS,
NUNC PRO TUNC TO THE REJECTION EFFECTIVE DATE**

I. INTRODUCTION AND STATEMENT OF THE CASE

1. The parties appearing by filing this Reservation of Rights and Limited Response (the "Thomas Parties") include: (i) Gregg Street, LLC, and Ralph Road, LLC, which are respectively the landlords under two leases listed in Exhibit B to the Debtor's First Omnibus Motion, and (ii) the Restated Robert R. Thomas Trust dated April 14, 2009 (the "Trust"), which owns 100% of the membership interests in Ralph Road, LLC. This Objection is supported by the Declaration of Robert R. Thomas filed herewith (the "Thomas Decl.").

2. The subject leases were entered into as an integral part of a 2005 acquisition agreement under which the Trust sold 100% of the stock of HNR Framing Systems, Inc. (now one of the Debtors) to BMC Construction, Inc. (now Selectbuild, Inc., another one of the

¹ The Debtors, along with the last four digits of each Debtor's tax identification number, are as follows: Building Materials Holding Corporation (4269), BMC West Corporation (0454), SelectBuild Construction, Inc. (1340), SelectBuild Northern California, Inc. (7579), Illinois Framing, Inc. (4451), C Construction, Inc. (8206), TWF Construction, Inc. (3334), H.N.R. Framing Systems, Inc. (4329), SelectBuild Southern California, Inc. (9378), SelectBuild Nevada, Inc. (8912), SelectBuild Arizona, LLC (0036), and SelectBuild Illinois, LLC (0792). The mailing address for the Debtors is 720 Park Boulevard, Suite 200, Boise, Idaho 83712.

Debtors). In the same transaction, the assets of Home Building Components, Inc. (a corporation wholly owned by the Trust) were sold to FSC Construction, Inc., which apparently merged into one of the Debtors. (Thomas Decl. p. 2 ¶¶ 4, 5) As part of the consideration paid in the acquisition, Selectbuild and FSC entered into a group of real estate leases having above market rent (see, Declaration of Paul S. Street in Support of Debtors' . . . First Day Motions fld 6-16-09 Docket No. 3 p. 40 ¶ 100) These leases were later terminated in part (Thomas Decl. p. 3 ¶¶ 8, 9), and the two remaining leases, as modified, are now the subject of the Debtor's rejection motion. The term of each lease expires on September 30, 2010. The Debtors have already vacated the premises as to both leases.

3. The contracts which were part of the acquisition, in particular the Securities Purchase Agreement (Thomas Decl. Exh A) establish an ongoing contractual relationship between the Debtors on the one hand and the Trust on the other. The parties' mutual contractual duties include among other things the agreement of the Trust to indemnify Selectbuild against construction defect claims.² Prior to the bankruptcy, the Trust protested in writing that Selectbuild was failing to perform its duties under the Securities Purchase Agreement in the handling of those claims and to mitigate the construction defect losses. While the Trust protested the Debtors' breaches of the Securities Purchase Agreement prior to the bankruptcy, the Trust had not yet proceeded to demand mediation and arbitration as required by the dispute resolution provisions of the parties' agreement.

² As of the filing of this brief, the Debtors had not filed their Schedules. The Thomas Parties believe that the Securities Purchase Agreement and the Asset Purchase Agreement constitute executory contracts within the meaning of 11 U.S.C. §365 and expect that the Debtors will list them as such.

4. This Reservation of Rights and Limited Response does not ask the Court for any relief in relation to the Debtors' First Omnibus Motion. It is a statement of position, intended to inform the Debtors on the record of what the Thomas Parties believe that the legal consequences of rejection will be. As to all of the claims, rights and defenses which will arise from rejection, the Thomas Parties do not waive their right to arbitrate, and hereby expressly reserve all other such claims, rights and defenses.

II. REJECTION OF THE LEASES GIVES RISE TO DEFENSES BY THE TRUST TO CLAIMS BASED ON THE ACQUISITION AGREEMENT

5. The leases entered into by the Debtors are referred to by the Asset Purchase Agreement as the "New Shareholder Leases." The description is an acknowledgement of the unity of interest between the landlord LLCs, Mr. Thomas and the Trust, as indemnitors under the Securities Purchase Agreement. The New Shareholder Leases in turn refer in their recitals to the Securities Purchase Agreement and Asset Purchase Agreement. Mr. Thomas and the Trust are intended third party beneficiaries of the New Shareholder Leases.

6. The Debtors' breach of the New Shareholder Leases would give rise to a recoupment defense to continuing liability under the indemnity provisions of the Securities Purchase Agreement, among other things. "Recoupment is an equitable remedy which permits the offset of mutual debts when the respective obligations are based on the same transaction or occurrence. See, e.g., *Anes v. Dehart (In re Anes)*, 195 F.3d 177, 182 (3d Cir.1999); *University Med. Ctr. v. Sullivan (In re University Med. Ctr.)*, 973 F.2d 1065, 1081 (3d Cir.1992)." *In re HQ Global Holdings, Inc.*, 290 B.R. 78, 82 (Bankr. D. Del. 2003).

7. "The Bankruptcy Code does not contain a recoupment provision. The common law doctrine of recoupment provides an exception to setoff in bankruptcy cases. . . . This

doctrine is justified on the grounds that 'where the creditor's claim against the debtor arises from the same transaction as the debtor's claim, it is essentially a defense to the debtor's claim against the creditor rather than a mutual obligation, and application of the limitations on setoff in bankruptcy would be inequitable.' [quoting *Lee v. Schweiker*, 739 F.2d 870, 875 (3d Cir. 1984)]." *In re University Medical Center*, 973 F.2d 1065, 1079-80 (3d Cir. 1992).

8. In this case, the liability of the Debtors under the New Shareholder Leases did arise out of the same transaction as the Securities Purchase Agreement. In fact, the Trust can establish through the testimony of Mr. Thomas and third party witnesses that the rental under these "New Shareholder Leases" was negotiated as part of the acquisition price. To allow the Debtors to intentionally breach their obligation to pay rent under the Leases while continuing to reap the ongoing benefits of the Securities Purchase Agreement would be an injustice for which the doctrine of recoupment offers a remedy.

III. DEFENSES TO LIABILITY UNDER THE ACQUISITION AGREEMENT MUST BE ADJUDICATED BY ARBITRATION

9. Both the Securities Purchase Agreement and the contemporaneous Asset Purchase Agreement contain broad dispute resolution provisions which require submission of "any dispute, controversy or claim arising out of or relating to this Agreement or any transaction contemplated hereby, whether based in contract, tort, statute or other legal or equitable theory" first to mediation and then to binding arbitration. The Securities Purchase Agreement was entered into between citizens of different states and involved interstate commerce, such that its ADR provisions are governed by the Federal Arbitration Act. 9 U.S.C. § 1-14 (the "FAA").

10. "Where an otherwise applicable arbitration clause exists, a bankruptcy court lacks the authority and discretion to deny its enforcement, unless the party opposing arbitration can

establish congressional intent . . . to preclude waiver of judicial remedies for the statutory rights at issue.” *In re Mintze*, 434 F.2d 222, 231 (3d Cir. 2006). See, *Shearson/Am. Exp., Inc. v. McMahon*, 482 U.S. 220, 227 107 S.Ct. 2332, 96 L.Ed.2d 185 (1987). The Third Circuit has held that the Bankruptcy Court has no discretion to deny arbitration even in matters which would constitute “core proceedings” under 28 U.S.C. § 157(b). *In re Mintze*, 434 F.2d 222, 231 (3d Cir. 2006).

11. In this case, by abandoning the leased premises, defaulting in rents due prior to the bankruptcy filing, and by filing their First Omnibus Motion, the Debtors have announced their intent to breach the New Shareholder Leases. The Thomas Parties wish to make clear what they believe the consequences of such a decision will be, and to state that they do not intend to waive their right to arbitrate as to any claim, defense or right which may spring from the breach. If the Debtors make any demand or take any post-rejection action to enforce the Securities Purchase Agreement or Asset Purchase Agreement, the Thomas Parties’ defenses would be subject to arbitration.


IV. CONCLUSION

12. This pleading is simply a statement of position to notify the Debtors on the record that a breach of the leases, which were an inextricable part of the consideration agreed to be paid by the Debtors in the acquisition, will give rise to defenses to the Trust’s liabilities under the Securities Purchase Agreement and Asset Purchase Agreement. If the Debtors conclude in their business judgment to proceed with their breach of the leases in spite of the legal consequences, the Thomas Parties will not attempt to carry the burden of challenging the Debtors’ business judgment. The Thomas Parties do, however, reserve all of their rights, claims and defenses,

which arise from the breach, all of which are subject to arbitration under the dispute resolution provisions of the Securities Purchase Agreement and Asset Purchase Agreement.

Dated: July 10, 2009

BIFFERATO LLC



Ian Connor Bifferato (No. 3273)
Kevin G. Collins (No. 5149)
800 N. King St., Plaza Level
Wilmington, DE 19801
Telephone: (302) 429-1900
Fax: (302) 429-8600
Email: kcollins@bifferato.com

- and -

Dean T. Kirby, Jr. (Calif. No. 090114)
Kirby & McGuinn, A P.C.
707 Broadway, Suite 1750
San Diego, CA 92101
Telephone: (619) 525-1652
Fax: (619) 525-1651
Email: dkirby@kirbymac.com

*Attorneys for Thomas Parties
Ralph Road, LLC, Gregg Street, LLC, and
The Restated Robert R. Thomas
Trust dated April 14, 2009*

EXHIBIT A

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF DELAWARE

In re:)	
)	Chapter 11
)	
BUILDING MATERIALS HOLDING)	Case No. 09-12074 (KJC)
CORPORATION, et al. ¹)	
)	Jointly Administered
Debtors.)	
)	Re: Docket No. 33
)	

**DECLARATION OF ROBERT R. THOMAS RE RESERVATION OF
RIGHTS AND LIMITED RESPONSE TO DEBTORS' FIRST OMNIBUS
MOTION FOR AN ORDER AUTHORIZING REJECTION OF
CERTAIN UNEXPIRED LEASES AND EXECUTORY CONTRACTS,
NUNC PRO TUNC TO THE REJECTION EFFECTIVE DATE**

I, Robert R. Thomas, declare:

1. In my capacity as Trustee (as explained below) I am the managing member of Gregg Street, LLC and of Ralph Road, LLC, the landlords under two leases which are listed in the Debtor's first omnibus motion to reject leases. I have personal knowledge of the facts stated herein and I could and would competently testify thereto if called as a witness.

2. I am the Trustee of the Restated Robert R. Thomas Trust Dated April 14, 1999 (the "Trust"). The Trust is the sole member of Ralph Road, LLC. I am Co-Trustee of the Robert R. Thomas and Jane L. Thomas Declaration of Trust dated May 14, 1999 (the "Family Trust",

¹ The Debtors, along with the last four digits of each Debtor's tax identification number, are as follows: Building Materials Holding Corporation (4269), BMC West Corporation (0454), SelectBuild Construction, Inc. (1340), SelectBuild Northern California, Inc. (7579), Illinois Framing, Inc. (4451), C Construction, Inc. (8206), TWF Construction, Inc. (3334), H.N.R. Framing Systems, Inc. (4329), SelectBuild Southern California, Inc. (9378), SelectBuild Nevada, Inc. (8912), SelectBuild Arizona, LLC (0036), and SelectBuild Illinois, LLC (0792). The mailing address for the Debtors is 720 Park Boulevard, Suite 200, Boise, Idaho 83712.

referred to collectively as the "Thomas Trusts"). The Family Trust is the sole member of Gregg Street, LLC.

3. Prior to October, 2005, the Trust was the 100% shareholder of HNR Framing Systems, Inc. The Trust was also the 100% shareholder of Home Building Components, Inc. ("HBC") HNR did business as a framing contractor. As such, it constructed the framing for literally thousands of homes in California. HBC was a manufacturer of roof trusses.

4. In about October, 2005, the Trust entered into a Securities Purchase Agreement, a true and correct copy of which (without exhibits) is attached as Exhibit A. Under the Securities Purchase Agreement, the Trust agreed to sell 100% of the stock of HNR to BMC Construction, Inc. I am informed and believe that BMC Construction is now Selectbuild Construction, Inc., one of the Debtors in this chapter 11 case.

5. Concurrently, on behalf of HBC, I entered into an "Asset Purchase Agreement" a true and correct copy of which (including only Exhibit 6) is attached as Exhibit B. Under the Asset Purchase Agreement, HBC agreed to sell substantially all of its assets to FSC Construction, Inc. I am informed and believe that FSC Construction was later merged into one of the Debtor entities.

6. Prior to closing of the acquisition, HNR occupied the property located at 13465 and 13495 Gregg Street, Poway California, under leases from entities, which are affiliates of the Trust. HBC occupied the facilities located at 12345 Crossthwaite Circle, Poway, California and 340 West Ralph Road, Imperial California, under leases from entities, which are affiliates of the Thomas Trusts.

7. Pursuant to the Asset Purchase Agreement, and as part of the consideration paid for the assets:

7.1 HNR, after its stock was acquired by BMC, entered into a lease of the property at 13465 Gregg Street, Poway California, from Gregg Street, LLC, a special purpose entity. The Family Trust holds 100% of the membership interests in Gregg Street, LLC.

7.2 HNR, after its stock was acquired by BMC, also entered into a lease of the property at 13495 Gregg Street, Poway California, from Gregg Street, LLC.

7.3 FSC entered into a lease of the property at 340 W. Ralph Road, Imperial California, from Ralph Road, LLC, a special purpose entity. The Trust holds 100% of the membership interests in Ralph Road, LLC.

7.4 FSC entered into a lease of the property at 12345 Crosthwaite Circle, Poway California from Crosthwaite Circle, LLC, a special purpose entity. The Trust holds 100% of the membership interests in Crosthwaite Circle, LLC.

8. The leases entered into in connection with the acquisition were subsequently terminated in part, as follows: (i) the Crosthwaite Circle lease was terminated and the property leased to a new tenant, with FSC agreeing to remain liable as an indemnitor under the terms of a "Lease Termination Agreement"; (ii) the Gregg Street and Ralph Road leases were each the subject of a "Partial Lease Termination Agreement" which reduced the tenant's obligations.

9. A true and correct copy of the Gregg Street lease is attached as Exhibit C. A true and correct copy of the Partial Lease Termination Agreement affecting the Gregg Street Lease is attached as Exhibit D. A true and correct copy of a second Partial Lease Termination Agreement as to the Gregg Street Lease is attached as Exhibit E.

10. A true and correct copy of the Ralph Road lease is attached as Exhibit F. A true and correct copy of the Partial Lease Termination Agreement affecting the Ralph Road Lease is attached as Exhibit G.

11. Article 13 of the Securities Purchase Agreement includes an obligation on the part of the Trust to indemnify the Buyer, BMC Construction (now Selectbuild) against among other things any "Construction Defect Liability" (a term defined in the Agreement) caused by HNR prior to closing. As a framing contractor, HNR has been routinely named in many construction defect suits filed in California.

12. HNR is insured against these losses under various policies. However, there are various per-claim deductibles under the policies, including a \$75,000.00 "self-insured retention" under a policy issued by Lloyds of London. Most construction defect cases filed against HNR result from the deplorable practice of simply naming as a defendant every subcontractor who worked on a home. Most of these claims are not meritorious. If properly and vigorously defended, the claims may usually be dismissed or settled for relatively small amounts.

13. Since the acquisition, the Trust has been subjected to a series of requests for indemnity under the Securities Purchase Agreement, has responded to those requests and paid already in excess of \$400,000.00 in construction defect claims. However, since the acquisition Selectbuild has failed to fulfill its responsibilities under sections 13.4 and 13.5 of the Securities Purchase Agreement to mitigate losses by cooperating in the defense of third party claims. In particular, Selectbuild has failed to cooperate in providing access to the plans, contracts and project files, making the claims very difficult to defend. I have protested Selectbuild's breaches in writing, but as of the date of filing of the bankruptcy petitions, the Trusts had not yet initiated the dispute resolution procedures (mediation and arbitration) provided for under the Securities Purchase Agreement.

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct and that this Declaration was executed on July 9, 2009 at Alpine, California.

/s/ Robert R. Thomas
ROBERT R. THOMAS

EXHIBIT A

Securities Purchase Agreement

614.06

SECURITIES PURCHASE AGREEMENT

by and among

BMC CONSTRUCTION, INC.

HNR FRAMING SYSTEMS, INC.

RESTATED ROBERT R. THOMAS TRUST DATED APRIL 14, 1999

and

ROBERT R. THOMAS

AND

ASSET PURCHASE AGREEMENT

by and among

FSC CONSTRUCTION, INC.

HNR FRAMING SYSTEMS, INC.

HOME BUILDING COMPONENTS, INC.

RESTATED ROBERT R. THOMAS TRUST DATED APRIL 14, 1999

and

ROBERT R. THOMAS

Effective Date: October 1, 2005

Signing/Closing Date: October 17, 2005

Volume I

EXECUTION COPY

SECURITIES PURCHASE AGREEMENT

among

BMC CONSTRUCTION, INC.,

(Buyer)

and

HNR FRAMING SYSTEMS, INC.

(Company)

and

RESTATED ROBERT R. THOMAS TRUST DATED APRIL 14, 1999,

(Shareholder)

and

ROBERT R. THOMAS

(Thomas)

Dated as of October 17, 2005

TABLE OF CONTENTS

	<u>Page</u>
1. DEFINITIONS.....	1
2. PURCHASE AND SALE.....	7
2.1 Purchase and Sale	7
3. PURCHASE PRICE	7
3.1 Purchase Price.....	7
3.2 Certain Expenses.....	7
4. TERMS OF PAYMENT.....	8
4.1 Payment Due at Closing.....	8
4.2 Reserve.....	9
5. EFFECTIVE DATE NET ASSET ADJUSTMENT.....	9
5.1 Estimated Net Asset Adjustment	9
5.2 Effective Date Estimate	9
6. POST CLOSING ADJUSTMENT; CONTINGENT CONSIDERATION.....	10
6.1 Post Closing Adjustment.....	10
6.2 Accounts Receivable.....	10
6.3 Reporting of Post-Closing Adjustments	10
6.4 CPA Procedure.....	11
6.5 Contingent Consideration	11
7. CONTRACTS AND LEASES	13
7.1 Contracts	13
7.2 Existing Shareholder Leases.....	13
8. REPRESENTATIONS AND WARRANTIES OF THE COMPANY AND SELLERS 13	
8.1 Good Standing; Authorization; Title to Property and Assets	13
8.2 Ownership of Purchased Stock; Delivery	13
8.3 Capitalization.....	14
8.4 Tax Matters	14
8.5 Compliance with Laws, Licenses and Permits	14
8.6 Financial Statements	15
8.7 Absence of Certain Changes.....	15
8.8 Legal Proceedings.....	16
8.9 Contracts and Leases.....	16
8.10 Agreement Not In Breach of Other Instruments.....	16
8.11 Accounts Receivable.....	17
8.12 Equipment.....	17
8.13 Trade Accounts Payable	17
8.14 Labor Matters.....	17

**Table of Contents
(Continued)**

	<u>Page</u>
8.15 Employee Benefit Plans.....	17
8.16 Brokers and Finders	19
8.17 Environmental Laws	19
8.18 No Undisclosed Liabilities.....	20
8.19 Competitive Restrictions.....	20
8.20 Intangible Personal Property.....	20
8.21 Insurance.....	20
8.22 Subsidiaries	20
8.23 Disclosure	20
8.24 Projections.....	20
 9. REPRESENTATIONS AND WARRANTIES OF BUYER.....	 21
9.1 Corporate Status.....	21
9.2 Authority.....	21
9.3 Brokers and Finders	21
9.4 No Violation of Law	21
9.5 No Litigation or Regulatory Action.....	22
9.6 Financial Ability	22
9.7 Independent Analysis.....	22
 10. NONCOMPETITION AGREEMENTS.....	 22
10.1 Sellers' Noncompete	22
10.2 Reasonableness of Restrictions.....	23
10.3 Irreparable Harm and Injunctive Relief.....	23
10.4 Extension of Covenants	23
10.5 Judicial Modification	23
 11. EMPLOYEES	 24
11.1 Definition	24
11.2 Key Employees	24
11.3 Buyer's Offer of Employment.....	24
 12. FURTHER ASSURANCES	 24
12.1 Further Assurances of Sellers	24
12.2 Further Assurances of Buyer	24
 13. INDEMNIFICATION.....	 25
13.1 Indemnification by Sellers.....	25
13.2 Indemnification by Buyer	26
13.3 Indemnification Procedure.....	27
13.4 Third Party Claims.....	27
13.5 Mitigation.....	28
13.6 Subrogation	28
13.7 Offset.....	28

**Table of Contents
(Continued)**

	<u>Page</u>
13.8 Security for Indemnification.....	28
14. CONDUCT OF OPERATIONS PRIOR TO CLOSING.....	29
14.1 Interim Operating Covenants.....	29
14.2 Governmental Approvals.....	31
14.3 Access to Information.....	31
14.4 Employee Information and Access.....	32
14.5 Transition.....	32
14.6 Obligation to Update Exhibits and Schedules.....	32
14.7 No Solicitation.....	32
15. CONDUCT OF BUSINESS FOLLOWING CLOSING.....	32
15.1 Collection of Trade Accounts Receivable.....	32
15.2 Use of the Company Names.....	33
15.3 Payment for Over-Collateralized Insurance.....	33
16. CLOSING.....	33
16.1 Closing.....	33
16.2 Time is of the Essence.....	33
17. CONDITIONS PRECEDENT TO BUYER'S DUTY TO CLOSE.....	33
17.1 No Misrepresentation or Breach of Covenants and Warranties.....	33
17.2 Performance of Obligations.....	34
17.3 Delivery of Closing Documents.....	34
17.4 Litigation.....	34
17.5 Material Adverse Effect.....	34
17.6 Key Employee Employment, Confidentiality, and Noncompetition Agreements.....	34
17.7 Consents.....	34
17.8 New Shareholder Leases.....	34
17.9 HSR Waiting Period.....	34
17.10 Legal Opinion.....	34
17.11 Due Diligence.....	34
17.12 Approval of BMHC Board.....	34
17.13 Deed of Trust.....	35
17.14 Certificate.....	35
17.15 Insurance.....	35
17.16 Bylaws.....	35
17.17 Board of Directors; Officers.....	35
18. CONDITIONS PRECEDENT TO THE COMPANY'S AND SELLERS DUTY TO CLOSE.....	35
18.1 Payment of Purchase Price and Delivery of Closing Documents.....	35
18.2 Litigation.....	35
18.3 New Shareholder Leases.....	35

**Table of Contents
(Continued)**

	<u>Page</u>
18.4 Asset Purchase	35
18.5 HSR Waiting Period	36
19. ITEMS TO BE DELIVERED AT CLOSING BY THE COMPANY AND SELLERS .	36
19.1 Certified Resolutions and Corporate Documents	36
19.2 Stock Powers.....	36
19.3 Legal Opinion	36
19.4 Key Employee Employment, Confidentiality and Noncompetition Agreements	36
19.5 New Shareholder Leases.....	36
19.6 Deed of Trust	36
20. ITEMS TO BE DELIVERED AT CLOSING BY BUYER.....	36
20.1 New Shareholder Leases.....	36
20.2 Purchase Price.....	36
21. TERMINATION.....	36
21.1 Grounds for Termination	36
21.2 Effect of Termination.....	38
22. MISCELLANEOUS	39
22.1 No Other Agreements	39
22.2 Waiver.....	39
22.3 Public Announcements	39
22.4 Notices	40
22.5 Third Party Beneficiary.....	41
22.6 Confidential Information	41
22.7 Assignment	41
22.8 Dispute Resolution; Choice of Law; Jurisdiction; Waiver of Jury Trial	43
22.9 Paragraph Headings	43
22.10 Rules of Interpretation	44
22.11 Counterparts.....	44

SECURITIES PURCHASE AGREEMENT

This Securities Purchase Agreement (this "Agreement"), effective as of October 1, 2005 (the "Effective Date") and executed on October 17, 2005, is made and entered into by and among HnR Framing Systems, Inc., a California corporation (the "Company"), the Restated Robert R. Thomas Trust dated April 14, 1999, the sole shareholder of the Company ("Shareholder"), and Robert R. Thomas, the trustee of Shareholder ("Thomas" and collectively with Shareholder, "Sellers"), and BMC Construction, Inc., a Delaware corporation ("Buyer"), with reference to the following.

RECITALS

- A. Shareholder currently owns 100% of the outstanding capital stock of the Company;
- B. Pursuant to the terms, and subject to the conditions contained herein, at Closing Shareholder will sell and Buyer will purchase all of the outstanding capital stock of the Company from Shareholder;
- C. Sellers and the Company desire that Shareholder sell such equity interests to Buyer;
- D. Immediately subsequent to the execution of this Agreement, FSC Construction, Inc., a Delaware corporation ("FSC"), the Company, Home Building Components, Inc., a California corporation ("HBC"), Thomas and Shareholder, the sole shareholder of HBC, are entering into an Asset Purchase Agreement (the "Asset Purchase Agreement"), pursuant to which FSC will acquire certain assets and liabilities of HBC (the "Asset Purchase"), and Buyer, the Company and Sellers acknowledge and agree that the consummation of the transactions contemplated hereby is a condition precedent to the consummation of the Asset Purchase and Buyer, the Company and Sellers acknowledge and agree that the consummation of the transactions contemplated by the Asset Purchase Agreement shall be a condition subsequent to the consummation of the transactions contemplated hereby; and
- E. Buyer, the Company and Sellers wish to document the terms and conditions of the transaction.

AGREEMENT

NOW, THEREFORE, IT IS AGREED among the parties as follows:

1. DEFINITIONS

All capitalized terms defined in the introductory paragraph, recitals or elsewhere in this Agreement shall have the meanings ascribed thereto. For purposes of this Agreement, the capitalized terms identified in this Section shall have the following meanings:

"Acquisition Proposal" means any bona fide proposal or offer (i) for a merger, share exchange, consolidation or other business combination concerning the Company, (ii) to the Company or Sellers to acquire in any manner, directly or indirectly, any material part of the assets or 10% or more of the equity securities, as outstanding on the date hereof, of the Company, (iii) with respect to any recapitalization or restructuring concerning the Company or (iv) with respect to any other transaction substantially similar to any of the foregoing.

"After-Tax Amount" means an amount equal to the aggregate after-tax proceeds received by Shareholder as payment of the Purchase Price under this Agreement, calculated assuming a tax rate for Shareholder of thirty percent (30%).

"Business" means the business of providing integrated framing services, roof and floor truss design and manufacturing and management services for production framing operations, as presently conducted by the Company and HBC.

"Business Day" means any day, not a Saturday or Sunday, on which banks in the State of California are required to be open.

"Buyer Related Party" means any Person who, directly or indirectly, controls or is controlled by, or is under common control with Buyer (including the Company after the Closing).

"Company Financial Statements" means the Financial Statements and the Interim Financial Statements.

"Closing" means the exchange of closing documents, the transfer of the Purchased Stock and the payment of the Purchase Price (less the Reserve) to Shareholder by Buyer.

"Closing Date" means the date on which the Closing occurs.

"COBRA" means the Consolidated Omnibus Budget Reconciliation Act of 1986, as amended.

"Code" means the Internal Revenue Code of 1986, as amended.

"Company Capital Stock" means the shares of common stock of the Company and all securities, options, warrants, rights and interests exercisable, convertible or exchangeable therefor.

"Construction Defect" means any of the following: (i) performance of services which are not of workmanlike quality in conformance with the requirements of the underlying Contract documents or of applicable building codes, industry and professional standards, and/or manufacturers' recommendations, (ii) violation of any standards set forth in California Civil Code sections 895 et seq. and 1375 et seq., or (iii) construction which is based on design documents containing errors, omissions, or otherwise falling below the applicable standard of care.

"Construction Defect Liabilities" means Liabilities or obligations relating to or arising out of a Construction Defect with respect to products sold or services performed by the Company on or prior to the Closing Date, including but not limited to liabilities or obligations set forth in California Civil Code Sections 895 et seq. and 1375 et seq.

"Contracts" means each contract, agreement, commitment purchase order, or other instrument of any kind, whether written or oral, of the Company. All Contracts that (i) involve obligations (contingent or otherwise) of, or payments to the Company in excess of \$50,000 or (ii) have provisions restricting or affecting the development, manufacture or distribution of the Company's products or services are listed on *Exhibit 1* attached hereto.

"Debt" means all non-current liabilities plus the current portion of any long-term liabilities of the Company that are required to be reflected on the Company's balance sheet under GAAP, including the present value of long term non real estate operating leases. Net deferred tax liabilities in excess of \$3,836,300 shall be included in the definition of Debt. Any liabilities that are required to be reflected on the Company's balance sheet under GAAP related to insurance obligations or income taxes payable will be treated as Debt and excluded from Non-Cash Net Working Capital (defined below).

"Environmental Laws" means the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. §§ 9601 et seq., the Emergency Planning and Community Right-to-Know Act of 1986, 42 U.S.C. §§ 11001 et seq., the Resource Conservation and Recovery Act, 42 U.S.C. §§ 6901 et seq., the Toxic Substances Control Act, 15 U.S.C. §§ 2601 et seq., the Federal Insecticide, Fungicide, and Rodenticide Act, 7 U.S.C. §§ 136 et seq., the Clean Air Act, 42 U.S.C. §§ 7401 et seq., the Clean Water Act (Federal Water Pollution Control Act), 33 U.S.C. §§ 1251 et seq., the Safe Drinking Water Act, 42 U.S.C. §§ 300f et seq., the Occupational Safety and Health Act, 29 U.S.C. §§ 651 et seq., the Hazardous Materials Transportation Act, 49 U.S.C. §§ 5101 et seq., as in effect from time to time, all rules and regulations promulgated pursuant to any of the above statutes, and any other foreign, federal, state or local law, statute, ordinance, rule or regulation governing Environmental Matters, as in effect from time to time, including any common law cause of action providing any right or remedy relating to Environmental Matters.

"Environmental Matter" means any matter or condition arising out of, relating to, or resulting from pollution, contamination, protection of the environment, human health or safety, health or safety of employees, sanitation, and any matters relating to emissions, discharges, disseminations, releases or threatened releases, of Hazardous Substances into the air (indoor and outdoor), surface water, groundwater, soil, land surface or subsurface, buildings, facilities, real property or fixtures, or otherwise arising out of, relating to, or resulting from the manufacture, processing, distribution, use, treatment, storage, disposal, transport, handling, release or threatened release of Hazardous Substances.

"Equipment" means all tools, equipment, rolling stock, office furniture, computers and equipment and other pieces of tangible personal property and fixed assets (and interests in any of the foregoing), including spare parts, supplies, office equipment and products used by the Company. All Equipment is listed or described on *Exhibit 2* attached hereto.

"ERISA" means the Employee Retirement Income Security Act of 1974, as amended.

"ERISA Affiliate" means any corporation that is a member of a controlled group of corporations with the Company within the meaning of Section 414(b) of the Code, a trade or business (including a sole proprietorship, partnership, trust, estate or corporation) which is under common control with the Company within the meaning of Section 414(c) of the Code, or a member of an affiliated service group with the Company within the meaning of Section 414(m) or (o) of the Code.

"Existing Shareholder Leases" means those leases of real property pursuant to which the Company leases real property owned by the Shareholder or any Related Party. All Existing Shareholder Leases are listed on *Exhibit 3* attached hereto;

"Expenses" means any and all out-of-pocket expenses incurred in connection with investigating, defending or asserting any claim, action, suit or proceeding incident to any matter indemnified against hereunder (including, without limitation, court filing fees, court costs, arbitration fees or costs, witness fees and fees and disbursements of legal counsel, investigators, expert witnesses, accountants and other professionals).

"Financial Statements" means the unaudited financial statements of the Company, together with any schedules and notes thereto, which are dated as of March 31, 2004 and March 31, 2005, for the respective 12-month periods then ended, copies of which have been delivered to and received by Buyer.

"GAAP" means United States generally accepted accounting principles, consistently applied.

"Governmental Authority" means any foreign, domestic, federal, territorial, state, regional or local governmental authority, quasi-governmental authority, court, commission, board, bureau, agency or instrumentality, or any regulatory, administrative or other department, agency, or any political or other subdivision, department or branch of any of the foregoing.

"Hazardous Substances" means any pollutants, contaminants, toxic or hazardous substances, materials, wastes, constituents, compounds, chemicals, natural or man-made elements or forces that are regulated by, or form the basis of liability under, any Environmental Laws.

"HSR Act" means the Hart-Scott-Rodino Antitrust Improvements Act of 1976, as amended, and the rules and regulations promulgated thereunder.

"Intangible Personal Property" means each patent and patent application, copyright, copyright application, trademark, trademark application, service mark, service mark application, trade name and trade name registration (in any such case, whether registered or to be registered in the United States of America or elsewhere) applied for, issued to, licensed by or owned by the Company, and all processes, inventions, trade secrets, trade names, customer lists, customer contacts and relationships, computer programs, formulae, know how and other intangible personal property used, licensed or owned by the Company, and all right, title and interest therein and thereto, including without limitation, the name "HnR Framing" and derivations

thereof, and the internet domain name www.hnrframing.com. All Intangible Personal Property is listed on *Exhibit 4* attached hereto.

"Interim Financial Statements" means the unaudited financial statements of the Company together with all schedules and notes thereto, which are dated as of August 31, 2005 and for the 5-month period then-ended, copies of which have been delivered to Buyer.

"Inventory" means any materials owned by the Company as of the Closing Date.

"IRS" means the Internal Revenue Service.

"Key Employees" means Thomas, Ryan Holmes and Ray Richmond.

"Key Employee Employment, Confidentiality, and Noncompetition Agreements" means the agreements to be entered into between each Key Employee, the Company and Buyer at the Closing, substantially in the forms delivered to the Key Employees.

"Knowledge of the Company or Sellers" means, as to a particular matter the actual knowledge of Shareholder, any of the Key Employees or Patty Freeman.

"Law" means any law, statute, treaty, rule, regulation, ordinance, order, decree, consent decree or similar instrument or determination or award of an arbitrator or a court or any other Governmental Authority.

"Liabilities" means all indebtedness, obligations, penalties and other liabilities (or contingencies that have not yet become liabilities), whether absolute, accrued, matured, contingent (or based upon any contingency), known or unknown, fixed or otherwise, or whether due or to become due, including without limitation, any fines, penalties, judgments, awards or settlements respecting any judicial, administrative, arbitration or other proceedings or any damages, losses, claims or demands with respect to any Law or otherwise.

"Material Adverse Effect" means with reference to the Company, any state of facts, change, circumstance, condition, development, event or occurrence that has, or reasonably could be expected to have, a material adverse effect on the assets, financial condition, prospects or results of operations of the Company.

"Net Assets" means Non-Cash Net Working Capital, exclusive of the current portion of any long term debt, plus the net book value of all property, plant and equipment of the Company.

"New Shareholder Leases" means those leases of real property to be executed and delivered at the Closing by Buyer, the Company and Shareholder or a Related Party pursuant to which the Company will lease the real property owned by Shareholder or any Related Party which is presently leased by the Company under the Existing Shareholder Leases, in substantially the form attached hereto as *Exhibit 5*;

"Non-Cash Net Working Capital" means an amount equal to (i) the current assets of the Company, consisting of Trade Accounts Receivable, other receivables, Inventory, costs and estimated earnings in excess of billings and prepaid expenses that are transferable, but excluding

cash, less (ii) the current Liabilities of the Company, consisting of Trade Accounts Payable, billings in excess of costs, insurance accruals (and other accrued expenses), determined in accordance with GAAP, provided that any and all intercompany accounts shall not be included.

"Permits" means all federal, state and local licenses, permits and other governmental authorizations of the Company. All Permits are listed on *Exhibit 6* attached hereto.

"Permitted Encumbrances" means (a) liens for Taxes and other governmental charges and assessments which are not yet due and payable, (b) statutory liens of landlords and statutory liens of carriers, warehousemen, mechanics and materialmen and other like statutory liens arising in the ordinary course of business for sums not yet due and payable, (c) other liens or imperfections on property which are not material in amount or do not materially detract from the value of or materially impair the existing use of the property affected by such lien or imperfections, (d) liens relating to deposits made in the ordinary course of business in connection with workers' compensation, unemployment insurance and other types of social security or to secure the performance of leases, trade contracts or other similar agreements, (e) purchase money liens on personal property acquired in the ordinary course of business, (f) liens securing executory obligations under any lease that constitutes a "capital lease" under GAAP, (g) any and all requirements of Law including those affecting the real property assets relating to zoning and land use, (h) any customary utility company rights, easements and franchises which do not materially detract from the value of or materially impair the existing use of the property affected by such lien or imperfections, and (i) the other liens, if any, set forth on Section 8.1 of the Disclosure Schedule.

"Person" means an individual, partnership, corporation, business trust, joint stock company, trust, unincorporated association, joint venture, Governmental Authority or other entity of whatever nature.

"Personal Property Leases" means the Company's leases of personal property. All Personal Property Leases are listed on *Exhibit 7* attached hereto.

"Purchase Price" means (i) \$33,346,161, (ii) minus Debt, calculated as set forth on *Exhibit 8* attached hereto, (iii) plus or minus, as the case may be, any Estimated Net Asset Adjustment (as defined and calculated in Section 5 below), as such figure may be adjusted pursuant to Section 3.2 and Section 6, (iv) plus any Contingent Consideration payable pursuant to Section 6.5, if any.

"Purchased Stock" means all of the Company Capital Stock owned by Shareholder.

"Real Property Leases" means the Company's leases of real property other than the Existing Shareholder Leases. All Real Property Leases are listed on *Exhibit 9* attached hereto.

"Records" means all customer lists, sales brochures, computer software, books, records, accounts, correspondence, production records, employment records and any confidential information of the Company.

"Related Party" means any Person who, prior to the Closing, directly or indirectly, controls or is controlled by, or is under common control with the Company or the Sellers.

"Reserve" means an amount equal to 10% of the Purchase Price payable at the Closing.

"Tax" (and, with correlative meaning, "Taxes") means any (i) federal, state, local or foreign income, gross receipts, franchise, estimated, alternative minimum, add-on minimum, sales, use, transfer, registration, value added, excise, natural resources, severance, stamp, occupation, premium, windfall profit, environmental, customs, duties, real property, personal property, capital stock, social security, unemployment, disability, payroll, license, employee or other withholding, or other tax, of any kind whatsoever, including any interest, penalties or additions to tax or additional amounts in respect of the foregoing; (ii) liability of the Company for the payment of any amounts of the type described in the foregoing clause (i) arising as a result of being (or ceasing to be) a member of any consolidated, affiliated or combined group; and (iii) liability of the Company for the payment of any amounts of the type described in the foregoing clause (i) as a result of any express or implied obligation to indemnify or otherwise assume or succeed to the liability of any other Person.

"Tax Returns" means returns, declarations, reports, claims for refund, information returns or other documents (including any related or supporting schedules, statements or information) filed or required to be filed in connection with the determination, assessment or collection of any Taxes of any party or the administration of any laws, regulations or administrative requirements relating to any Taxes.

"Trade Accounts Payable" means the obligations of the Company to make payment to third parties for goods and services furnished to the Company in the ordinary course of business incurred prior to the Effective Date.

"Trade Accounts Receivable" means all obligations to make payment to the Company, including obligations owed but not yet due, as of the Closing by all third-party purchasers of goods and services from the Company which purchases occurred in the ordinary course of business prior to the Effective Date.

2. PURCHASE AND SALE

2.1 Purchase and Sale. Pursuant to the terms, and subject to the conditions contained herein, at Closing Shareholder shall sell and convey to Buyer the Purchased Stock, representing 100% of the outstanding equity ownership interests in the Company for the Purchase Price.

3. PURCHASE PRICE

3.1 Purchase Price. As consideration for the purchase of the Purchased Stock, Buyer shall pay to the Company, in the aggregate and in the manner set forth in Section 4 hereof, the Purchase Price.

3.2 Certain Expenses.

(a) Buyer shall not pay or be liable for any of the following fees, expenses, Taxes or liabilities incurred by Sellers or the Company or any of their respective Related Parties, all of which shall be borne and timely paid or caused to be paid by the Company or Sellers as of

or immediately prior to the Closing (except with respect to the Taxes described in subsection (iii) below which shall be paid by Sellers when due in accordance with the Code):

(i) the fees and expenses of any person (including without limitation, The JIAN Group) retained by the Company or Sellers or any of their respective Related Parties for brokerage, financial advisory or investment banking services or services as a finder rendered to the Company or Sellers in connection with the proposed sale of the Purchased Stock, including without limitation, the transactions contemplated by this Agreement and the Asset Purchase Agreement;

(ii) the fees and expenses of legal counsel, auditors and accountants retained or employed by the Company or Sellers or any of their respective Related Parties for services rendered to the Company or Sellers or any of their respective Related Parties solely in connection with the transactions contemplated by this Agreement and the Asset Purchase Agreement; and

(iii) any income, capital gains, sales, transfer, documentary, stamp or other Tax incurred by the Sellers as a result of the consummation of the transactions contemplated by this Agreement, except as contemplated by Section 3.2(c) (all of the foregoing set forth in this Section 3.2(a)(i)-(iii), the "Transaction Expenses").

(b) If Buyer shall pay any Transaction Expense or the Company shall pay any Transaction Expense post-Closing, the sum of all such payments shall be deducted from the Purchase Price. If any such payment is not deducted from the Purchase Price as provided in the preceding sentence, the amount of such payments not so deducted shall be, at Buyer's election, paid from the Reserve or paid promptly by Sellers to Buyer upon demand.

(c) Buyer shall pay all documentary stamp or transfer Taxes or other similar charges of Shareholder arising in connection with the sale of the Purchased Stock to the Buyer (the "Sales Tax"). To the extent permitted by law, Buyer and Sellers shall cooperate fully in minimizing any such Sales Tax. Sellers shall prepare and file any and all documents required to pay the Sales Tax (the "Sales Tax Forms"). Sellers shall first provide a copy of such documents to Buyer for its review and approval (which shall not be unreasonably withheld or delayed) and Buyer shall pay the Sales Tax (the "Buyer Sales Tax Liability") at the time such documentation is to be filed with the appropriate Taxing authorities and the Sales Taxes are to be paid. To the extent a Taxing authority provides notice to a party of an audit of any Sales Tax, such party shall immediately notify the other parties, and Buyer shall assume responsibility for such audit and shall have complete authority to control, settle or defend any proposed adjustment to the Sales Tax, and Sellers shall fully cooperate with Buyer in such settlement or defense. Buyer shall pay to Shareholder upon demand any Sales Tax for which Buyer is responsible hereunder that it fails to pay.

4. TERMS OF PAYMENT

4.1 Payment Due at Closing. At Closing, Buyer shall pay to Shareholder the Purchase Price for the Purchased Stock as set forth in Section 3, less the Reserve described in Section 4.2. Such payment shall consist of immediately available funds delivered by wire

transfer in accordance with payment instructions provided by Shareholder to Buyer at least two days prior to the Closing.

4.2 **Reserve.** Sellers agree that Buyer shall withhold the Reserve from the Purchase Price for the Purchased Stock for a period of one hundred and twenty (120) days following Closing ("Post Closing Adjustment Period") as a reserve to be applied to the satisfaction of: (i) subject to the limitations in Section 13 (including the application of the Threshold Amount), any losses incurred as a result of any breach of any of the representations and warranties of the Company and Sellers set forth in Section 8; and (ii) payment of any amounts, not in dispute, owing by Sellers to Buyer at the end of the Post Closing Adjustment Period. Interest shall accrue on the Reserve at the prime rate as announced by Wells Fargo Bank and shall be added to the Reserve. Any interest earned on the Reserve account shall be distributed proportionally to Shareholder and Buyer based upon the proportion of the Reserve paid to them. After deducting all amounts owed to Buyer by Sellers from the Reserve, including all interest accrued thereon, Buyer shall pay to Shareholder the net amount of the Reserve within five (5) days of the end of the Post Closing Adjustment Period, or such later time as any disputed matters related thereto shall have been resolved between the parties. If Sellers owe Buyer more than the amount of the Reserve, such additional amount shall be paid by Shareholder to Buyer in immediately available funds within five (5) days of the end of the Post Closing Adjustment Period, or such later time as any disputed matters related thereto shall have been resolved between the parties. Buyer's recovery for (i) and (ii) above shall not be limited to the amount of the Reserve.

5. EFFECTIVE DATE NET ASSET ADJUSTMENT

5.1 **Estimated Net Asset Adjustment.** The Purchase Price will be subject to adjustment on the Closing Date based on a good faith estimate, using the same accounting methods, policies, practices and procedures, with consistent classifications and estimation methodologies (collectively, "Methodologies") as used by the Company in the preparation of the Financial Statements, of the amount by which the Net Assets of the Company (the "Net Assets Estimate") as of the Effective Date is greater than or less than \$12,704,033 (the "March 31 Net Assets Average"). This difference will be the "Estimated Net Assets Adjustment" to be applied to the Purchase Price. If the Net Assets Estimate is greater than the March 31 Net Assets Average, then the difference shall be added to the Purchase Price; and, if the Net Assets Estimate is less than the March 31 Net Assets Average, then the difference shall be subtracted from the Purchase Price. For purposes of the estimation of the Net Assets of the Company pursuant to this Section 5.1: (i) all Transaction Expenses shall be treated as a pre-Effective Date liability of the Company, unless satisfied by Sellers or the Company prior to the Effective Date and (ii) all calculations shall be made without giving effect to the Asset Purchase.

5.2 **Effective Date Estimate.** The Company, Sellers and Buyer shall cooperate in good faith to discuss and determine the Effective Date estimate set forth in Section 5.1 no later than two days prior to the Closing Date. The Company and Sellers shall provide to Buyer any documentation reasonably requested by Buyer that may assist in making or confirming such estimate.

6. POST CLOSING ADJUSTMENT; CONTINGENT CONSIDERATION

6.1 Post Closing Adjustment. Prior to the termination of the Post Closing Adjustment Period, Buyer shall prepare a balance sheet of the Company as of the Effective Date for the purpose of determining the actual Net Assets of the Company as of the Effective Date (the "Actual Effective Date Net Assets"). The Actual Effective Date Net Assets (i) shall be prepared using the same Methodologies as were used in the preparation of the Financial Statements, (ii) will use the same methods to include Transaction Expenses and exclude the effects of the Asset Purchase as described in Section 5.1 above and (iii) will not include any changes in assets or liabilities as a result of purchase accounting adjustments arising from the transactions contemplated by or resulting from this Agreement or subsequent changes in accounting policy or procedure. Within ninety (90) days after the Closing Date, Buyer shall submit to Sellers a statement of the Actual Effective Date Net Assets and all requested adjustments to be made to the Purchase Price. Sellers shall have thirty (30) days after receipt of such list of requested adjustments to object in writing to any of the adjustments to Buyer. Any requested adjustments that are not objected to during such thirty (30) day period shall be deemed to be agreed to by Sellers. Buyer and Sellers agree to negotiate and attempt to resolve in good faith any requested adjustments to which objections have been raised during the period of thirty (30) days following receipt of objections. Each party shall provide the other party and its representatives with reasonable access (without material disruption to the Company) to books and records and relevant personnel during the preparation of the Actual Effective Date Net Assets balance sheet and the resolution of any disputes that may arise under this Section 6.1. Any requested adjustments to the Purchase Price that Sellers have objected to and not resolved during the thirty (30) day period following the objection shall be settled in accordance with the CPA Procedure (as defined below in Section 6.4). If the amount of (a) the Actual Effective Date Net Assets as finally determined is greater than (b) the Net Assets Estimate, then the difference shall be deemed added to the Purchase Price and shall be paid within ten (10) Business Days by Buyer to Shareholder. If the amount of (y) the Actual Effective Date Net Assets as finally determined is less than (z) the Net Assets Estimate, then the difference shall be deemed subtracted from the Purchase Price and shall be paid within ten (10) Business Days by Sellers to Buyer or, at Buyer's discretion, subtracted from the Reserve. Any payments shall be made by wire transfer of immediately available funds in accordance with the payment instructions provided by the applicable party. Any uncontested amounts shall be paid promptly.

6.2 Accounts Receivable. For purposes of the calculation of Actual Effective Date Net Assets, all Trade Accounts Receivable that are booked by the Company as of the Effective Date but that are more than ninety (90) days past due as of the ninetieth (90th) day following the Effective Date shall be treated as though written off prior to the Effective Date and shall be irrevocably assigned to Shareholder as provided in Section 15.1 of this Agreement. For all calculations under this Agreement, accounts payable and accrued expenses shall be reviewed and valued in a manner consistent with the preparation of the Financial Statements.

6.3 Reporting of Post-Closing Adjustments. Buyer and Sellers agree to treat any adjustments pursuant to this Section 6 as adjustments to the Purchase Price for federal and state income tax purposes.

6.4 CPA Procedure. In the event the parties cannot agree on the adjustments, they shall refer the matter to their respective outside certified public accountants to resolve (each individually a "Party Accountant" and, collectively, the "Party Accountants"). The Party Accountants will only consider those items and amounts set forth on the Actual Effective Date Net Assets balance sheet as to which the parties have disagreed within the time periods and on the terms specified above and must resolve the matter in accordance with the terms and provisions of this Agreement. If the Party Accountants cannot agree on the disputed requested adjustments within twenty five (25) Business Days of the submission to them of the disputed items, the Party Accountant designated by Buyer or the Company and the Party Accountant designated by Shareholder shall mutually appoint a third certified public accountant, who shall be employed by an independent (not having provided tax or audit services to any of Sellers, Company, Buyer or any Buyer Related Party for the twenty four (24) month period prior to the date hereof) accounting firm of national reputation ("CPA") who shall be instructed based solely on the evidence presented by the accountants to determine the appropriate adjustment. The CPA shall within thirty (30) days after such appointment, determine and report to the parties the CPA's determination as to each requested adjustment disputed by Shareholder, and such determination and report shall be final, binding and conclusive on the parties hereto. The fees and expenses of the CPA shall be allocated among the Company and Shareholder as follows: (x) Shareholder's share of such fees and disbursements shall be in the same proportion that the aggregate amount of such disputed requested adjustments so submitted by the Shareholder to the CPA bears to the total amount of such disputed requested adjustments so submitted by the Shareholder to the CPA; and (y) the Company will be responsible for the balance of the CPA's fees not paid by Shareholder pursuant to clause (x) above. Each party hereto shall bear the costs of its respective Party Accountant used in any CPA Procedure initiated under this Agreement. In the event the Party Accountants are unable to mutually agree upon a CPA, the resolution of the disputed requested adjustments shall be resolved as set forth in Section 22.8. The foregoing dispute resolution procedure is referred to as the "CPA Procedure." The CPA Procedure shall not permit the introduction of different Methodologies for purposes of determining the asset and liability balances from those used in the preparation of the Financial Statements. The CPA shall only select as a resolution the position of either Buyer or Sellers for each item of disagreement or a position between the two, and shall not impose any other resolution.

6.5 Contingent Consideration.

(a) Buyer shall make payments of additional consideration (the "Contingent Consideration") to Shareholder (or any successor entity consistent with the provisions of Section 6.5(c) below), if the Business achieves the Contingent Consideration Milestones, as set forth and further described on *Exhibit 10* attached hereto, and subject to the conditions set forth on such Exhibit.

(b) The parties acknowledge and agree that the Business' achievement of certain earnings targets are material factors in determining the valuation of the Business by Buyer. The Contingent Consideration payable pursuant to this Section 6.5 does not constitute payment for services, but rather constitutes part of the Purchase Price payable by Buyer in connection with the transactions contemplated by this Agreement and shall be treated as such for all purposes, including Tax purposes.

(c) Shareholder may not sell, exchange, transfer or otherwise dispose of its right to receive any portion of the Contingent Consideration, other than by laws of descent and distribution or succession; provided, however, that Shareholder may transfer its right to receive any portion of the Contingent Consideration to an entity directly controlled by Shareholder primarily for investment, Tax or estate planning purposes, or to Shareholder's beneficiaries so long as, prior to the effectiveness of any such transfer, such transferee executes and delivers to Buyer an agreement in form and substance acceptable to Buyer in which such transferee agrees to be bound by all terms of this Agreement.

(d) Buyer shall deliver a notice to Sellers (a "Contingent Consideration Notice") within 30 days of each anniversary of Closing during the Contingent Consideration Period (as defined in *Exhibit 10*) specifying (i) the gross amount of Contingent Consideration due and payable at such time (including supporting detail) and (ii) if applicable, any Offset thereto. After the expiration of all periods for objection and dispute resolution set forth in subsection (e) below, Buyer shall pay and distribute to Shareholder the Contingent Consideration due. Notwithstanding any other provision of this Section 6.5, Buyer shall be entitled to set off and not pay to Shareholder amounts otherwise payable to Shareholder pursuant to this Section 6.5, against Liabilities and Expenses for which Buyer is entitled to indemnification under Section 13 (an "Offset").

(e) Sellers shall have twenty (20) Business Days after receipt of a Contingent Consideration Notice to object in writing to Buyer's calculation of the gross amount of Contingent Consideration due and payable (disputes with respect to Offsets shall be settled in accordance with the procedures set forth in Section 13.3). All items and amounts related to any Contingent Consideration that is not specifically objected to during such twenty (20) Business Day period shall be deemed to be agreed to by Sellers. Buyer and Sellers agree to negotiate and attempt to resolve in good faith any dispute with respect to the Contingent Consideration to which objections have been raised during the period of twenty (20) Business Days following receipt of objections. Each party shall provide the other party and its representatives with reasonable access (without material disruption to the Company) to books and records and relevant personnel during the preparation of the Contingent Consideration Notice and the underlying financial statements of the Business and the resolution of any disputes that may arise under this Section 6.5. Any adjustments to the gross Contingent Consideration that Sellers have objected to and not resolved during the twenty (20) Business Day period following the objection shall be referred to the Party Accountants of the Company on the one hand and of Shareholder on the other hand to resolve; provided that such Party Accountants shall only be empowered to resolve amounts in dispute with respect to the calculation of the gross Contingent Consideration payable to the Company, and any dispute with respect to an Offset shall be settled in accordance with the procedures set forth in Section 13.3. If the Party Accountants cannot agree on the calculation of the gross Contingent Consideration within thirty (30) Business Days of the submission to them of the disputed items, then the Party Accountants shall employ the CPA Procedure set forth in Section 6.4 to determine the appropriate calculation of the gross Contingent Consideration. The CPA shall only select as a resolution the position of either Buyer or Sellers for each item of disagreement or a position between the two, and shall not impose any other resolution.

7. CONTRACTS AND LEASES

7.1 Contracts. The Company shall deliver to Buyer, as *Exhibit 1*, a schedule setting forth all Contracts that (i) involve obligations (contingent or otherwise) of, or payments to the Company in excess of \$50,000 or (ii) have provisions restricting or affecting the development, manufacture or distribution of the Company's products or services, which shall include, as applicable: the name of parties; contact person and information, location of project, amount of work completed and paid under the Contract, amount of work to be completed under the Contract and total Contract price.

7.2 Existing Shareholder Leases. All Existing Shareholder Leases shall be terminated as of the Closing Date. At and effective on the Closing, Buyer, the Company and Shareholder agree to execute and deliver the New Shareholder Leases.

8. REPRESENTATIONS AND WARRANTIES OF THE COMPANY AND SELLERS

The Company and Sellers hereby jointly and severally represent to Buyer, except as specifically disclosed in the disclosure schedules delivered to Buyer herewith (the "Disclosure Schedule"), as follows, and the representations contained in this Section or elsewhere in this Agreement shall be deemed to be made on the date hereof and as of the Closing Date, and shall survive the Closing for the applicable periods set forth in Section 13:

8.1 Good Standing; Authorization; Title to Property and Assets. The Company is duly organized, validly existing and in good standing under the laws of the state of its incorporation, with full corporate power to carry on its business as it is now and has since its organization been conducted and to own, lease or operate the assets and properties owned, leased or operated by it, and is qualified to do business in the State of California and in every other jurisdiction in which the conduct of its business requires it to qualify. The Company and Sellers have all requisite power and authority to enter into this Agreement and each other agreement contemplated hereby and to carry out the transactions contemplated hereby. This Agreement has been duly executed and delivered by the Company and Sellers, and assuming the due authorization and execution of this Agreement by Buyer, is the valid, binding obligation of the Company and Sellers enforceable against the Company and Sellers in accordance with its terms, except that (i) such enforcement may be subject to bankruptcy, insolvency, reorganization, moratorium or other similar laws now or hereafter in effect relating to creditors' rights, and (ii) the remedies of specific performance and injunctive and other equitable relief may be subject to equitable defenses and to the discretion of the court before which any proceedings may be brought. Except as set forth in Section 8.1 of the Disclosure Schedule, the Company owns its property and assets free and clear of all liens, mortgages, pledges, security interests, restrictions, prior assignments, encumbrances, options or claims of any kind or nature whatsoever (collectively, "Liens"), except for Permitted Encumbrances, which Permitted Encumbrances are set forth on the Disclosure Schedule. Shareholder is not a business trust that is classified as a corporation under the Code for federal income tax purposes.

8.2 Ownership of Purchased Stock; Delivery. Shareholder is the lawful owner of the Purchased Stock, free and clear of any Liens. At the Closing, upon payment by Buyer of the

Purchase Price at the Closing and upon the delivery of the certificates for the Purchased Stock by Shareholder duly endorsed or accompanied by stock powers for transfer, Buyer will acquire good and marketable title to all of the Purchased Stock, free and clear of all Liens.

8.3 Capitalization. All outstanding shares of Company Capital Stock are owned by Shareholder. The Purchased Stock is validly issued, fully paid and non-assessable, has been issued in compliance with all applicable securities Laws and without violating any contractual obligation. There is no outstanding subscription, option, warrant, call, right or other agreement or commitment, orally or in writing, obligating the Company to issue, sell, deliver, transfer, redeem, repurchase or otherwise acquire any security or other evidence of any ownership interest in the Company. There are no agreements or understandings in effect with respect to voting, registration, redemption, repurchase, sale or transfer of any of the Purchased Stock.

8.4 Tax Matters. Except as set forth in Section 8.4 of the Disclosure Schedule, the Company has timely filed all Tax Returns and will file all Tax Returns required to be filed on or before the Closing Date. All such Tax Returns were, or will be, true, complete and correct in all respects and none of such Tax Returns contain a disclosure statement under Section 6662 of the Code (or any predecessor provision or comparable provision of state, local or foreign law). The Company has not entered into any "reportable transactions" as defined in Section 6111 of the Code. The Company has at all times complied with applicable laws pertaining to Taxes, including, without limitation, all applicable laws relating to record retention. The Company has paid or will have paid all Taxes shown to be due on Tax Returns filed by it on or before the Closing Date. There are no liens for Taxes upon any of the Company's assets, except liens for current Taxes not yet due or delinquent. Except as set forth in Section 8.4 of the Disclosure Schedule, the Company has made provision, consistent with its past accounting practices, in its Interim Financial Statements for payment of all Taxes, including without limitation, all federal, state and local Taxes, that have been incurred but are not currently due as of the date of the Interim Financial Statements. No extension of a statute of limitations relating to Taxes with respect to the Company is in effect. All deficiencies asserted or assessments made against the Company as a result of any examinations by any taxing authority have been fully paid. The Company has not received notice that it is or may be subject to Tax in a jurisdiction in which it has not filed, or does not currently file, Tax returns. The Company is not a party to or bound by any tax indemnity, tax sharing or tax allocation agreement. The Company has withheld for its employees any and all applicable Taxes for all pertinent periods in compliance with the Tax withholding provisions of all applicable Laws. The Company has delivered to Buyer and Buyer has received true copies of every Tax return of the Company for the years ended December 31 of 2002, 2003 and 2004.

8.5 Compliance with Laws, Licenses and Permits. The Company is not in violation of (i) any applicable order, judgment, injunction, award or decree, or (ii) any Law, statute, ordinance, regulation or other requirement of any Governmental Authority. The Company has received and maintains, as current, all material Permits and licenses required to conduct its business as presently conducted and as contemplated to be conducted, and all such Permits are set forth on *Exhibit 6* attached hereto. Each Permit is valid and in full force and effect and none of such Permits will be terminated or become terminable or impaired as a result of the transactions contemplated hereby or by the Asset Purchase Agreement. Except as set forth in

Section 8.5 of the Disclosure Schedule, none of Sellers have received any notice of any asserted present or past failure by the Company to comply with any such Laws.

8.6 Financial Statements. The Company has delivered to Buyer and Buyer has received the Company Financial Statements. Except as set forth in Section 8.6 of the Disclosure Schedule, the Financial Statements: (i) have been prepared in accordance with the books and records of the Company, (ii) have been prepared in accordance with the Company's normal practices (which practices are in accordance with GAAP) consistently applied, and (iii) present fairly, in all material respects, the financial position and the results of operations of the Company, at and for the fiscal periods then indicated. The Interim Financial Statements: (i) have been prepared in accordance with the books and records of the Company, (ii) have been prepared in accordance with the Company's normal practices for the financial statements for periods other than at year-end (which practices are in accordance with GAAP, except for the absence of footnotes and statement of cash flows, as required by GAAP) consistently applied, and (iii) present fairly, in all material respects, the financial position and the results of operations of the Company, at and for the fiscal periods indicated therein, subject to normal year-end adjustments.

8.7 Absence of Certain Changes. Except as set forth in Section 8.7 of the Disclosure Schedule, since the date of the Interim Financial Statements, the Company has conducted its business in the ordinary course consistent with past practice, and there has not been:

(a) any event, occurrence, state of circumstances or facts or change in respect of the Company that has had or that may be reasonably expected to have, either alone or together, a Material Adverse Effect on the Company;

(b) any change in any liabilities of the Company that has had, or that may be reasonably expected to have, a Material Adverse Effect on the Company;

(c) any (i) payments by the Company in satisfaction of any liabilities, other than in the ordinary course of business consistent with past practice or (ii) creation, assumption or sufferance of (whether by action or omission) the existence of any lien on any of the assets of the Company;

(d) any waiver, amendment, termination or cancellation of any Contract or any relinquishment of any material rights thereunder by the Company, other than, in each such case, actions taken in the ordinary course of business consistent with past practice that are not material with respect to any such Contract;

(e) any change by the Company in its historical accounting policies, except any such change required by a change in GAAP;

(f) any declaration, setting aside or payment of any dividend or other contribution or payment (whether in cash, stock or property) with respect to the Company Capital Stock, or any redemption or other acquisition of the Company Capital Stock;

(g) any issuance or commitment to issue any Company Capital Stock;

(h) any amendment of any rights of the outstanding Company Capital Stock;
or

(i) any (i) capital expenditure commitment by the Company individually in excess of \$100,000 or in excess of \$250,000 in the aggregate for additions to property, plant, equipment or intangible capital assets likely to occur, in whole or in part, after the Closing Date or (ii) sale, assignment, transfer, lease or other disposition of or agreement to sell, assign, transfer, lease or otherwise dispose of any assets of the Company except in the ordinary course of business consistent with past practice or as contemplated by the Asset Purchase Agreement.

8.8 Legal Proceedings. Except as set forth in Section 8.8 of the Disclosure Schedule, there are no lawsuits, assertion of claims, charges, hearings, or arbitrations pending or, to the Knowledge of the Company or Sellers, threatened against or involving the Company or the Sellers (as it relates to their role in the Business), or that seek to prevent or enjoin, alter or delay the transactions contemplated by this Agreement.

8.9 Contracts and Leases. The Contracts listed at *Exhibit 1* represent each Contract to which the Company is a party or by which it is bound. The Personal Property Leases and Real Property Leases listed at *Exhibits 7* and *9*, respectively (the "Leases") represent each Personal Property Lease and Real Property Lease to which the Company is a party. Except as set forth in Section 8.9 of the Disclosure Schedule, each such Contract and Lease is a legal, valid and binding obligation of the Company and, to the Knowledge of the Company or Sellers, each other person who is a party thereto, and is in full force and effect. The Company has provided Buyer and Buyer has received complete and accurate copies of each of the Contracts and Leases. There are no Contracts except as reflected on *Exhibit 1*. The Leases are current and no past due amounts are owing. There has not occurred any material default under any Contract or Lease on the part of the Company or, to the Knowledge of the Company or Sellers, on the part of the other parties thereto, and no event has occurred which, with the giving of notice or the lapse of time, or both, would constitute any default under any Contract or Lease.

8.10 Agreement Not In Breach of Other Instruments. The execution, delivery and performance of this Agreement by the Company and Sellers and the consummation of the transactions contemplated hereby will not result in a breach of (i) any of the terms and provisions of, or constitute a default under, or conflict with, or give rise to any right of consent, termination, cancellation, modification or acceleration of, or a loss of any benefit under any Contract, Lease or any other material agreement, indenture or other instrument to which the Company or Sellers are a party or by which the Company or Sellers are bound, (ii) the articles of incorporation or bylaws of the Company, or (iii) any judgment, decree, order or award of any Governmental Authority. Buyer has received complete and correct copies of the Company's articles of incorporation, minute books, bylaws and other organizational documents. The execution and delivery by each of the Company and Sellers of this Agreement and each agreement contemplated by this Agreement, and the performance by each of Company and Sellers of their respective obligations hereunder or thereunder, do not and will not require a registration, filing, application, notice, consent, approval, order, qualification or waiver with, to or from any Government Authority, except as required under the HSR Act.

8.11 Accounts Receivable. All Trade Accounts Receivable shown on the Company Financial Statements and estimated by the Company as of the Closing Date represent bona fide transactions made in the ordinary course of the business.

8.12 Equipment. A complete and accurate list of the Equipment utilized in the Company's operation of its business is attached as *Exhibit 2*. Except as set forth in Section 8.12 of the Disclosure Schedule, the Company has free and clear title to the Equipment. The Equipment is in good operating condition and repair and is adequate for the uses to which it is put, and none of such Equipment is in need of replacement, maintenance or repair except for routine replacement, maintenance or repair.

8.13 Trade Accounts Payable. All Trade Accounts Payable incurred by the Company prior to the date hereof and prior to the Closing Date were incurred in the ordinary course of business. The amount of the Trade Accounts Payable reflected in the Interim Financial Statements is true and correct. The amount of the Trade Accounts Payable estimated by the Company as of the Closing Date as part of the Net Assets Estimate represents the Company's best efforts good faith estimate of such figure.

8.14 Labor Matters. Except as set forth in Section 8.14 of the Disclosure Schedule, there are no material disputes, employee grievances or other disciplinary actions pending or, to the Knowledge of the Company or Sellers, threatened involving any of the present or former employees of the Company. There is no labor strike, dispute, slowdown or stoppage pending or, to the Knowledge of the Company or Sellers, threatened against or affecting the Company, and the Company has not experienced any work stoppage or labor difficulty within the past twelve (12) months. The Company has no agreement, arrangement or commitment to create any additional plan or arrangement or to modify or amend any existing employee benefit plan of the Company. The Company is not a party to any organized labor contracts nor does the Company have any liability to any organized labor pension plan. To the Knowledge of the Company and Sellers, no executive or key employee of the Company has any plans to terminate employment with the Company. The Company has complied with all federal and state labor and employment laws, including without limitation, provisions thereof relating to wages, hours, equal employment opportunity, health and safety, immigration, collective bargaining, the Americans with Disabilities Act and the payment of social security and other Taxes. All employees of the Company are either (i) United States citizens, or (ii) non-United States citizens with valid permanent residency status or a valid right to work in the United States. The Company has withheld and reported all amounts required by law to be withheld and reported with respect to wages, salaries and other payments to employees. To the Knowledge of the Company, all individuals who are or were performing consulting or other services for the Company are or were correctly classified as either "independent contractors" or "employees" as the case may be.

8.15 Employee Benefit Plans.

(a) Schedule 8.15 of the Disclosure Schedule sets forth a list of each "employee benefit plan" (as defined in Section 3(3) of ERISA and all other employment, retention, change-in-control, consulting, bonus, stock option, stock purchase, restricted stock, incentive, deferred compensation, retiree medical or life insurance, supplemental retirement, severance or other benefit plans, programs, policies, arrangements or agreements of any kind

(whether written or oral), that are maintained, contributed to, sponsored by, or entered into by the Company or any of its subsidiaries for the benefit of any current or former employee, consultant, officer or director of the Company or any of its subsidiaries, or with respect to which the Company or any of its subsidiaries has any liability (collectively, the "Employee Plans"). The Company has provided to Buyer and Buyer has received a true and complete copy of (i) the plan documents, trust agreements, and insurance or annuity contracts or other funding vehicle with respect to each Employee Plan (or a written description of any unwritten Employee Plan), (ii) the current summary plan description, if any, with respect to each Employee Plan (or a written description of any unwritten Employee Plan), (iii) the most recent annual report on Form 5500 filed with the IRS for each Employee Plan for which such report is required, and (iv) the most recent determination letter or opinion letter from the IRS with respect to any Employee Plan that is intended to be qualified under Section 401(a) of the Code or the standardized prototype plan on which such Employee Plan is based.

(b) Each Employee Plan has been maintained, operated and administered in all material respects in accordance with its terms and the requirements of ERISA, the Code and other applicable Law. There have been no non-exempt prohibited transactions (within the meaning of Section 406 of ERISA and Section 4975 of the Code) with respect to any Employee Plan, and no fiduciary of any Employee Plan has any liability for breach of fiduciary duty or any other failure to act or comply in connection with any Employee Plan. No Action or other claim (other than claims for benefits in the ordinary course) by any Governmental Authority is pending or, to the Knowledge of the Company or Sellers, threatened with respect to any Employee Plan.

(c) Each Employee Plan that is intended to be qualified under Section 401(a) of the Code has received a determination or opinion letter from the IRS that it is so qualified and, to the Knowledge of the Company and Sellers, no fact or event has occurred since the date of such letter or letters from the IRS that would reasonably be expected to adversely affect the qualified status of any such Employee Plan.

(d) None of the Employee Plans, and no "employee benefit plans" (as defined in Section 3(3) of ERISA) currently or formerly maintained, sponsored or contributed to by the Company or any of its subsidiaries or any entity that would be treated as a single employer with the Company or any of its subsidiaries under Section 414 of the Code (an "ERISA Affiliate"), is a multiemployer plan (within the meaning of Section 3(37) or 4001(a)(3) of ERISA) or is subject to Title IV or Section 302 of ERISA or Section 412 of the Code. None of the Company, any of its subsidiaries or its ERISA Affiliates has any liability or potential liability under Title IV of ERISA.

(e) No Employee Plan provides health or life insurance or other welfare-type benefits for current or future retired or terminated employees, officers, directors or independent contractors (or any spouse or other dependent thereof), and no ERISA Affiliate has any obligation to provide any such benefits, other than pursuant to Section 4980B of the Code. The Company, each of its subsidiaries, and any ERISA Affiliate have complied and are in compliance, in each case, in all material respects, with Section 4980B of the Code.

(f) All contributions (including all employer contributions and employee salary reduction contributions) and premium payments that are due have been made within the

time periods prescribed by ERISA and the Code to each Employee Plan and, as of the Closing Date, all contributions and premium payments that are due before the Closing have been made.

(g) No Employee Plan and no other contract, agreement or arrangement to which the Company or any of its subsidiaries is a party could, directly or in combination with other events, result, separately or in the aggregate, in the payment, acceleration or enhancement of any benefit as a result of the transactions contemplated by this Agreement. None of the foregoing will result in the payment of any "excess parachute payments" within the meaning of Section 280G of the Code.

8.16 Brokers and Finders. Except for payments to The JIAN Group, for which Sellers shall be solely responsible, neither the Company nor Sellers have agreed to pay, or have taken any action that will result in any third party becoming obligated to pay or be entitled to receive, any investment banking, brokerage, finder's or similar fee or commission in connection with this Agreement or the transactions contemplated hereby.

8.17 Environmental Laws. The Company has at all times been operated and is in compliance, in all material respects, with all Environmental Laws. The Company is in compliance with all permits required by all Environmental Laws ("Environmental Permits"), and the Company has made all required filings for issuance or renewal of such Environmental Permits. There are no claims, notices, civil, criminal or administrative actions, suits, hearings, proceedings or to the Knowledge of the Company or Sellers, investigations or inquiries pending against the Company or, to the Knowledge of the Company or Sellers, threatened that are based on or related to any Environmental Matters or the failure of the Company to have any required Environmental Permits. There are no past or present conditions, events, circumstances, facts, activities, practices, incidents, actions, omissions or plans that would: (a) interfere with or prevent continued compliance by the Company with Environmental Laws and the requirements of Environmental Permits or (b) result in a judgment against the Company for the violation of any Environmental Law. The Company has not received (x) any notice or other communication that the Company is or may be a potentially responsible person or otherwise liable in connection with any waste disposal site used by the Company for the disposal of any Hazardous Substances, or (y) notice of any failure of the Company to comply with any Environmental Law or the requirements of any Environmental Permit. The Company has not been at any time requested or required by any Governmental Authority having jurisdiction under any Environmental Laws to perform any investigative or remedial activity or other action in connection with any Environmental Matter. The Company has not used any waste disposal site, or otherwise disposed of or transported any Hazardous Substances in violation of Environmental Laws. The Company has not arranged for the transportation of any Hazardous Substances to any place or location, in violation of any Environmental Laws. During the period of ownership, lease or control by the Company, there has been no release of any Hazardous Substances in violation of Environmental Laws at, on, about, under, or within any assets or properties currently or formerly owned, leased, or controlled by the Company (other than pursuant to and in accordance with Environmental Permits held by the Company). Sellers have made available to Buyer any and all third party environmental reports that are in the possession of or reasonably available to Sellers and the Company regarding Environmental Matters pertaining to the Company.

8.18 No Undisclosed Liabilities. The Company does not have any Liabilities or obligations of a nature required by GAAP to be reflected on or disclosed in the footnotes to a balance sheet of the Company except for (i) Liabilities disclosed, reflected or reserved against in the Interim Financial Statements, (ii) Liabilities incurred after the date of this Agreement in the ordinary course of business, (iii) the matters disclosed in or arising out of matters set forth on the Disclosure Schedule or which are the subject of other representations and warranties set forth herein, and (iv) Liabilities and obligations incurred in connection with this Agreement and the transactions contemplated hereby.

8.19 Competitive Restrictions. The Company is not subject to any Contract or bound in any other way that restricts its ability to conduct its operations in any material respect or engage in any kind of business or sell any kind of product in any market.

8.20 Intangible Personal Property. Each item of Intangible Personal Property is set forth on *Exhibit 4*. Except as set forth in Section 8.20 of the Disclosure Schedule, the Company owns all Intangible Personal Property free and clear of all Liens and encumbrances and has taken commercially reasonable steps to protect its rights therein. Except as set forth in Section 8.20 of the Disclosure Schedule, the Company has not (i) received written notice of any infringement by it of the rights of any person with respect to such Person's intellectual property, or (ii) infringed, misappropriated or otherwise violated (and the operation of the Company's business as currently conducted does not infringe, misappropriate or otherwise violate) any intellectual property rights of any person. To the Knowledge of the Company or Sellers, no Person has infringed, misappropriated or otherwise violated any of the Company's Intangible Personal Property.

8.21 Insurance. The Company maintains insurance with reputable insurers for its business against all risks normally insured against, and in amounts normally carried by business organizations of similar size engaged in similar lines of business. All such insurance policies are in full force and effect and are valid, outstanding and enforceable, and all premiums due thereon have been paid in full. All insurance policies of the Company which are in force are listed on Schedule 8.21 of the Disclosure Schedule, and copies of all such policies have been delivered to and received by Buyer. The Company has complied in all material respects with the provisions of all such insurance policies covering the Company or any of the Company's assets and properties. Except as set forth in Section 8.21 of the Disclosure Schedule, no insurer under any insurance policy has canceled or generally disclaimed liability under any such policy or, to the Knowledge of the Company or Sellers, indicated any intent to do so or not to renew any such policy.

8.22 Subsidiaries. The Company does not own or hold any rights to acquire any shares of any stock or any other security or interest in any other company or entity.

8.23. Disclosure. Except as set forth in Section 8.23 of the Disclosure Schedule, there is no event or circumstance that the Company or Sellers have knowingly failed to disclose to Buyer that would have a material adverse effect on the value of the Company or its business. No representation of or warranty by the Company or Sellers, or any of them, in this Agreement or any document, Schedule or Exhibit attached hereto or delivered prior to or at the Closing pursuant hereto contains any untrue statement of a material fact or omits to state a material fact necessary to make the statements of facts contained therein not misleading.

8.24 Projections. All written cost estimates, written forecasts, written projections, written business plans or other written projections or written forward-looking information that may have been prepared and provided by the Company to Buyer prior to the date hereof (the "Projections") were prepared in good faith by the Company and based on assumptions that were reasonable to the Company and Sellers at the time they were made. All Projections, if any, are set forth on Schedule 8.24 of the Disclosure Schedules.

9. REPRESENTATIONS AND WARRANTIES OF BUYER

Buyer hereby represents and warrants to the Company and Sellers as follows, and the warranties and representations contained in this Section or elsewhere in this Agreement shall be deemed to be made on the date hereof and as of the Closing Date, and shall survive the Closing for the applicable periods set forth in Section 13:

9.1 Corporate Status. Buyer is a corporation duly organized, validly existing and in good standing under the laws of the state of Delaware and is qualified or licensed to do business in the State of California.

9.2 Authority. Buyer has full power and authority to execute and perform this Agreement and each other agreement contemplated hereby. Upon execution hereof, this Agreement shall be a valid and legally binding obligation of Buyer, enforceable against Buyer in accordance with its terms, except that (i) such enforcement may be subject to bankruptcy, insolvency, reorganization, moratorium or other similar laws now or hereafter in effect relating to creditors' rights, and (ii) the remedies of specific performance and injunctive and other equitable relief may be subject to equitable defenses and to the discretion of the court before which any proceedings may be brought. Neither the execution nor the performance of this Agreement or each agreement contemplated hereby will violate the terms or any provision of Buyer's Certificate of Incorporation or Bylaws or any material note, loan agreement, lease or other material contract or agreement to which Buyer is a party except that the consent of certain lenders of Buyer and its affiliates shall be required to consummate the transactions contemplated hereby.

9.3 Brokers and Finders. Buyer has not agreed to pay, nor taken any action that will result in any third party becoming obligated to pay or be entitled to receive, any investment banking, brokerage, finder's or similar fee or commission in connection with this Agreement or the transactions contemplated hereby.

9.4 No Violation of Law. The execution and delivery by Buyer of this Agreement and each agreement contemplated by this Agreement, and the performance by Buyer of its obligations hereunder or thereunder, do not and will not (i) violate any provision of applicable Law relating to Buyer; (ii) violate any provision of any order, arbitration award, judgment or decree to which Buyer is subject; or (iii) except as required under the HSR Act, require a registration, filing, application, notice, consent, approval, order, qualification or waiver with, to or from any Government Authority.

9.5 No Litigation or Regulatory Action.

(a) There are no lawsuits, assertion of claims, charges, hearings, arbitrations or proceedings pending or, to the knowledge of Buyer, threatened against Buyer or its affiliates which would reasonably be expected to prevent, hinder or delay the consummation of any of the transactions contemplated by this Agreement or any agreement contemplated by this Agreement; and

(b) There are no lawsuits, assertion of claims, charges, hearings, arbitrations pending or, to the knowledge of Buyer, threatened, that question the legality or propriety of the transactions contemplated by this Agreement or any agreement contemplated by this Agreement.

9.6 Financial Ability. Buyer has, and will have at Closing, the financial ability to consummate the transactions contemplated by this Agreement.

9.7 Independent Analysis.

(a) Buyer has relied solely on the results of its own independent investigation and the representations and warranties of the Sellers set forth in this Agreement and in the Schedules and Exhibits to this Agreement. Such representations and warranties by the Sellers constitute the sole and exclusive representations and warranties of the Sellers to Buyer in connection with the transactions contemplated hereby, and Buyer acknowledges and agrees that the Sellers are not making any representation or warranty whatsoever, express or implied, beyond those expressly given in this Agreement, any ancillary agreement contemplated hereby or in a Schedule or Exhibit to this Agreement.

(b) Without limiting the foregoing, Buyer acknowledges that neither Thomas nor the Shareholder has made any representation or warranty, express or implied, as to the accuracy or completeness of any memoranda, charts, summaries, presentations or schedules (excluding Schedules to this Agreement) heretofore made available by Thomas, the Company or the Shareholder to Buyer or any other information which is not made in this Agreement or in a Schedule or Exhibit to this Agreement. Buyer further acknowledges and agrees that any Projections set forth on Schedule 8.24 to the Disclosure Schedules were prepared for internal planning purposes only and are not representations or warranties of Thomas, the Company or Shareholder, and no assurances can be given that any estimated, forecasted, projected or predicted results will be achieved.

10. **NONCOMPETITION AGREEMENTS**

10.1 Sellers' Noncompete. Each of the Sellers agrees that for a period of five (5) years following the Closing Date, it or he (as applicable) shall not:

(a) directly or indirectly, as employee, consultant, partner, owner, employer, creditor or otherwise, engage in any aspect of the Business in the State of California (the "Territory"); provided, however that this Section 10.1(a) shall not prohibit a Seller from owning (solely as a passive investor) securities in any publicly-held corporation that may be engaged in the Business in the Territory, but only to the extent Sellers does not own, of record or

beneficially, more than an aggregate of two percent (2%) of the outstanding beneficial ownership of such corporation;

(b) directly or indirectly, solicit, divert, take away, or attempt to solicit, divert or take away, any of the customers of Buyer or any Buyer Related Party or the business or patronage of any such customers, either for itself or himself or on behalf of any other person, firm, partnership, limited liability company or corporation within Buyer's market or any Buyer Related Party's market; provided, however, that this Section 10.1(b) shall not prohibit such entity from soliciting such customers with respect to business that is non-competitive with Buyer's or any Buyer Related Party's business; or

(c) directly or indirectly facilitate, encourage, or participate in any way in the solicitation, recruitment or hiring of any employee of Buyer or any Buyer Related Party either for itself or on behalf of any other person, firm, partnership, limited liability company or corporation.

As used in this Section 10, the term "directly or indirectly" includes an investment in any partnership, corporation or other business entity and includes the solicitation of any employee of Buyer on behalf of itself or any other person for employment in a business that is competitive with the Business.

10.2 Reasonableness of Restrictions. Sellers acknowledge that compliance with the provisions of Section 10 is reasonable and necessary to protect the value of the Company and the Purchased Stock and Buyer's and its affiliates' legitimate business interests.

10.3 Irreparable Harm and Injunctive Relief. Sellers acknowledge that a breach of Sellers' obligations under Section 10 will result in great, irreparable and continuing harm and damage to the Company and Buyer for which there is no adequate remedy at law. Sellers agree that in the event any of them breach this Agreement, the Company and Buyer shall be entitled to seek, from any court of competent jurisdiction, preliminary and permanent injunctive relief to enforce the terms of this Agreement, in addition to any and all monetary damages allowed by law, jointly and severally against each of the Sellers.

10.4 Extension of Covenants. In the event any of the Sellers violates any one or more of the covenants contained in Section 10, the term of each such covenant so violated shall be automatically extended for a period equal to the period during which such Seller is in violation of such covenants.

10.5 Judicial Modification. The non-competition provisions of this Agreement shall be deemed to consist of a series of separate covenants, one for each line of business carried on by the Company, Buyer (and the Buyer Related Parties, as applicable) and each county included within the Territory. The parties expressly agree that the character, duration and geographical scope of such provisions are reasonable in light of the circumstances as they exist on the date upon which this Agreement has been executed. The parties have attempted to limit Sellers' right to compete only to the extent necessary to protect the value of the Company, the Purchased Stock and Buyer's and the Buyer Related Parties' goodwill and business interests related thereto. The parties recognize, however, that reasonable people may differ in making such a

determination. Consequently, the parties hereby agree that a court having jurisdiction over the enforcement of this Agreement shall exercise its power and authority to reform the covenants under Section 10 to the extent necessary to cause the limitations contained therein as to time, geographic area and scope of activity to be restrained to be reasonable and to impose a restraint that is not greater than necessary to protect the value of the Company, the Purchased Stock and Buyer's and Buyer Related Parties' affiliates goodwill and business interests related thereto.

11. EMPLOYEES

11.1 Definition. Sellers have furnished to Buyer a list as of the date hereof of all persons regularly employed on either a part-time or full-time basis by the Company, including their current wages and salary rates. The term "Employees" shall mean all persons included on such list, including employees on leave of absence, as well as those persons who become regularly employed by the Company between the date hereof and the Closing Date, other than the Key Employees.

11.2 Key Employees. Buyer shall cause the Company to offer employment to the Key Employees under the Key Employee Employment, Confidentiality, and Noncompetition Agreements, and immediately prior to Closing the Company shall enter into the Key Employee Employment, Confidentiality and Noncompetition Agreements with the Key Employees.

11.3 Buyer's Offer of Employment. Buyer shall cause the Company to continue the employment of all Employees, excluding Key Employees (whose continued employment shall be governed by the terms and conditions of the Key Employee Employment, Confidentiality and Noncompetition Agreements), following the Closing at wages and salary rates of compensation substantially comparable to those presently offered by the Company. All Employees shall be "at will." Buyer shall include the Employees in Buyer's employment benefit plans; including group health plan, in accordance with the terms of such plans following the Closing Date, giving each Employee credit for his/her time of employment with the Company.

12. FURTHER ASSURANCES

12.1 Further Assurances of Sellers. From time to time after the Closing, Sellers will execute and deliver to the Company, Buyer or any Buyer Related Party such instruments of sale, transfer, conveyance, assignment and delivery, consents, assurances, powers of attorney and other instruments as may be reasonably requested by the Company, Buyer or any Buyer Related Party in order to vest in Buyer all right, title and interest of the Purchased Stock and otherwise in order to carry out the purpose and intent of this Agreement.

12.2 Further Assurances of Buyer. From time to time after the Closing (as hereinafter defined), Buyer will execute and deliver to Sellers such instruments of sale, transfer, conveyance, assignment, consents, assurances, novation, releases, powers of attorney and other instruments as may be reasonably requested by Sellers in order to vest in Buyer all right, title and interest of Buyer, in and to the Purchased Stock and otherwise in order to carry out the purpose and intent of this Agreement.

13. INDEMNIFICATION

13.1 Indemnification by Sellers.

(a) Subject to the limitations set forth herein, Sellers agree, jointly and severally, to indemnify, defend and hold harmless Buyer and the Buyer Related Parties (by counsel reasonably satisfactory to Buyer) from and against any and all Liabilities and Expenses incurred by Buyer and the Buyer Related Parties in connection with or arising from: (i) any breach of any warranty, or the inaccuracy of any representation of the Company or Sellers contained in this Agreement or any certificate or other document delivered by or on behalf of the Company or Sellers pursuant hereto, (ii) any pre-Closing breach by the Company or breach by the Sellers of, or pre-Closing failure by the Company or failure by Sellers to perform, any of their covenants or obligations contained in this Agreement or any certificate or other document delivered by or on behalf of the Company or Sellers pursuant hereto, (iii) Liabilities for Taxes of the Company incurred through Closing, or attributable to any period prior to the Closing, in excess of \$3,836,300, (iv) any claim or demand under a Company insurance policy which is related to a pre-Closing event or occurrence for which no reserve has been made by the Company in the Interim Financial Statements, (v) the Transaction Expenses, (vi) any Construction Defect Liability caused by the Company prior to the Closing Date and (vii) any claim related to the Company's failure to have paid for an adequate number of seat licenses or permits for off-the-shelf software used by the Company and its employees, consultants and contractors prior to the Closing Date (notwithstanding any disclosure to Buyer); provided, however, that Sellers, except as described in Section 13.1(c), shall be required to indemnify and hold harmless under clause (i) of this Section 13.1(a) with respect to Liabilities and Expenses incurred by Buyer only to the extent that the aggregate amount of such Liabilities and Expenses, when aggregated with the indemnifiable losses of Buyer and FSC under Section 13.1(a) of the Asset Purchase Agreement, exceeds \$250,000 (the "Threshold Amount"), provided, that the aggregate amount required to be paid by Sellers pursuant to Section 13.1(a)(i) shall not exceed the After-Tax Amount.

(b) The indemnification provided for in Section 13.1(a)(i) shall terminate twenty four (24) months after the Closing Date (and no claims shall be made by Buyer under Section 13.1(a)(i) thereafter), except that the indemnification by Sellers shall continue as to the representations and warranties of the Company and Sellers (i) set forth in Sections 8.4 (Tax Matters), 8.15 (Employee Benefit Plans) and 8.17 (Environmental Laws), which shall survive until the expiration of the relevant statutory period of limitations applicable to the underlying claim, giving effect to any waiver, mitigation or extension thereof; (ii) set forth in Section 8.2 (Ownership of Purchased Stock; Delivery) which shall terminate seven (7) years after the Closing Date; and (iii) set forth in Sections 8.1 (Good Standing; Authorization; Title to Property and Assets) and 8.16 (Brokers and Finders) which shall have no termination date. The indemnification provided for in Section 13.1(a)(vi) shall terminate 60 days following the expiration of the relevant statutory period of limitations applicable to the underlying claim, giving effect to any waiver, mitigation or extension thereof (and no claims shall be made by Buyer under Section 13.1(a)(vi) thereafter). The indemnification provided for in Section 13.1(a)(vii) shall terminate twenty four (24) months after the Closing Date (and no claims shall be made by Buyer under Section 13.1(a)(vii) thereafter). The indemnification provided for in Sections 13.1(a)(ii), (iii), (iv) and (v) shall survive indefinitely.

(c) The foregoing notwithstanding, (i) the Threshold Amount and limitation on liability set forth in Section 13.1(a) above shall not apply to any breach of the representations and warranties made by the Company and Sellers in Section 8.1 (Good Standing; Authorization; Title to Property and Assets), Section 8.2 (Ownership of Purchased Assets) and Section 8.16 (Brokers and Finders); it being understood, however, that in no event shall the Liability of Sellers (including any Seller Related Party or agent, representative, attorney, officer, director, trustee, beneficiary or shareholder of Sellers) for Liabilities and Expenses incurred by the Buyer or any Buyer Related Party in connection with any breach of the foregoing representations and warranties exceed the Purchase Price, and (ii) the Threshold Amount and limitation on liability set forth in Section 13.1(a) above shall not apply to any fraud or intentional misrepresentation by any of Sellers or any pre-Closing fraud or intentional misrepresentation by the Company.

13.2 Indemnification by Buyer.

(a) Subject to the limitations set forth herein, Buyer agrees to indemnify, defend and hold harmless the Shareholder, Thomas and the Shareholder Related Parties (by counsel reasonably satisfactory to Shareholder) from and against any and all Liabilities and Expenses incurred by Shareholder in connection with or arising from: (i) any breach of any warranty or the inaccuracy of any representation of Buyer contained in this Agreement or in any certificate delivered by or on behalf of Buyer pursuant hereto, (ii) any breach by Buyer of, or failure by Buyer to perform, any of its covenants and obligations contained in this Agreement, and (iii) Buyer's operation of the Company after the Closing; provided, however, that Buyer, shall be required to indemnify and hold harmless under clause (i) of this Section 13.2(a) with respect to Liabilities and Expenses incurred by the Shareholder only to the extent that the aggregate amount of such Liabilities and Expenses exceeds, when combined with the indemnifiable losses of HBC, Thomas and Shareholder under Section 13.2(a) of the Asset Purchase Agreement, \$250,000), provided that the aggregate amount required to be paid by Buyer pursuant to Section 13.2(a)(i) shall not exceed the After-Tax Amount.

(b) The indemnification provided for in Section 13.3(a)(i) shall terminate twenty four (24) months after the Closing Date (and no claims shall be made by any Sellers under Section 13.3(a)(i) thereafter), except that the indemnification by Buyer shall continue as to the representations and warranties of the Buyer set forth in Section 9.1 (Corporate Status), Section 9.2 (Authority) and Section 9.3 (Brokers and Finders) which shall have no termination date. The indemnification provided for in Sections 13.2(a)(ii) and (iii) shall survive indefinitely.

(c) The foregoing notwithstanding, (i) the \$250,000 threshold amount and limitation on liability set forth in Section 13.2(a) above shall not apply to any breach of the representations and warranties made by Buyer in Section 9.1 (Corporate Status), Section 9.2 (Authority) and Section 9.3 (Brokers and Finders); it being understood, however, that in no event shall the Liability of Buyer (including any Buyer Related Parties or agent, representative, attorney, officer, director, trustee, beneficiary or shareholder of Buyer) for Liabilities and Expenses incurred by Shareholder in connection with any breach of the foregoing representations and warranties exceed the After-Tax Amount, and (ii) the \$250,000 threshold amount and limitation on liability set forth in Sections 13.2(a) and 13.6 shall not apply to any fraud or intentional misrepresentation by Buyer.

13.3 Indemnification Procedure.

(a) The party seeking indemnification pursuant to this Section 13 (the "Indemnified Party") shall with respect to any claim, demand, action, proceeding or other matter for which such party is entitled to seek indemnification hereunder (a "Claim") shall notify the indemnifying party(ies) (the "Indemnitor") of the existence of the Claim, setting forth in reasonable detail the facts and circumstances pertaining thereto and the basis for the indemnified party's right to indemnification (a "Notice of Claim"), which Notice of Claim shall contain the following information to the extent it is reasonably available to the indemnified party: (i) an estimate of the amount then reasonably ascertainable of the alleged losses, damage, claims, liabilities, taxes, penalties, costs or expenses against which the indemnified party is indemnified; (ii) a description, in reasonable detail, of the circumstances giving rise to the alleged loss, expense, or liability; and (iii) a statement identifying each party against whom a Claim is asserted.

(b) After the giving of any Notice of Claim pursuant hereto, the amount of indemnification to which an Indemnified Party shall be entitled under this Section 13 shall be determined in accordance with the dispute resolution procedures set forth in Section 22.8. The Indemnified Party shall have the burden of proof in establishing the amount of Liabilities and Expenses suffered by it. All amounts due to the Indemnified Party as so finally determined shall be paid by wire transfer within ten (10) calendar days after such final determination.

13.4 Third Party Claims.

(a) If any third party shall notify any Indemnified Party with respect to any matter which may give rise to a Claim for indemnification against the Indemnitor under this Agreement, then the Indemnified Party shall notify the Indemnitor thereof, which notice shall set forth the information required in Section 13.3(a) and be furnished promptly after the Indemnified Party's receipt of notice from the third party; provided, however, that no delay on the part of the Indemnified Party in notifying any Indemnitor shall relieve the Indemnitor from any liability or obligation hereunder unless (and then solely to the extent) the Indemnitor thereby is materially prejudiced by such failure to give notice. If the Indemnitor notifies the Indemnified Party within twenty (20) days of the Indemnified Party's Notice of a Claim that it will assume the defense thereof:

(i) the Indemnitor shall defend the Indemnified Party against the matter with counsel of its choice reasonably satisfactory to the Indemnified Party;

(ii) the Indemnified Party may retain separate counsel at its sole cost and expense (except that the Indemnitor will be responsible for the fees and expenses of the separate counsel to the extent the Indemnified Party reasonably concludes, based upon advice of counsel, that a conflict of interest exists between the Indemnified Party and Indemnitor such that there may be one or more legal defenses available to the Indemnified Party which are not available to the Indemnitor, or available to the Indemnitor, but the assertion of which would be adverse to the interest of the Indemnified Party);

(iii) the Indemnified Party will not consent to the entry of any judgment or enter into any settlement with respect to the matter without the written consent of the Indemnitor (not to be withheld unreasonably); and

(iv) the Indemnitor will not consent to the entry of any judgment or enter into any settlement which does not include a provision whereby the plaintiff or claimant in the matter releases the Indemnified Party from all liability with respect thereto, without the written consent of the Indemnified Party (not to be withheld unreasonably).

(b) If the Indemnitor does not notify the Indemnified Party within twenty (20) days of the Indemnified Party's delivery of a Notice of Claim that it will assume the defense thereof, then the Indemnified Party may defend against, or enter into any settlement with respect to, the matter in any manner it reasonably may deem appropriate, without prejudice to any of its rights hereunder.

(c) The Indemnified Party shall be entitled to reimbursement for Expenses, included in damages with respect to any Claim (including, without limitation, the cost of defense, preparation and investigation relating to such Claim) as such Expenses are incurred by the Indemnified Party.

13.5 Mitigation. Each of the parties agrees to take all reasonable steps to mitigate their respective Liabilities and expenses upon and after becoming aware of any event or condition which could reasonably be expected to give rise to any Liabilities and expenses that are indemnifiable hereunder.

13.6 Subrogation. Upon making any payment to the Indemnified Party for any indemnification claim pursuant to this Section 13, the Indemnitor shall be subrogated, to the extent of such payment, to any rights which the Indemnified Party may have against any third-parties with respect to the subject matter underlying such indemnification claim and the Indemnified Party shall assign any such rights to the Indemnitor.

13.7 Offset. Buyer shall have the right to offset any amounts that Sellers may be obligated to pay to Buyer under this Agreement only against any amounts that Buyer may be obligated to pay to Sellers under Section 6.5 of this Agreement. Sellers shall have the right to offset any amounts that Buyer may be obligated to pay to Sellers under this Agreement against any amounts that Sellers may be obligated to pay to Buyers under this Agreement.

13.8 Security for Indemnification. As security for the prompt payment and performance of the indemnification obligations of Sellers under Section 13.1(a)(vi) of this Agreement, Shareholder and Thomas shall execute and deliver, or cause Crosthwaite Circle, LLC to execute and deliver, a Deed of Trust With Absolute Assignment of Leases and Rents and Fixture Filing, in favor of and in a form acceptable to Buyer, covering the property located at 12345 Crosthwaite Circle, Poway, California (the "Deed of Trust"); provided, however, that the Deed of Trust shall cover no more than an aggregate \$5,000,000 of indemnification obligations under Section 13.1(a)(vi) of this Agreement. The Deed of Trust shall be in force only for so long as Section 13.1(a)(vi) is operable.

14. CONDUCT OF OPERATIONS PRIOR TO CLOSING

14.1 Interim Operating Covenants.

(a) **Ordinary Course of Operations.** From the date hereof until Closing, the Company shall conduct its operation of its business in the ordinary course and substantially consistent with its prior practices. The Company and Sellers shall immediately notify Buyer of any material change in the customers of the Company or any known intentions by customers of the Company to materially reduce the volume of their business they have historically done with the Company.

(b) **Affirmative Company Covenants.** From the date hereof until Closing, unless otherwise agreed in writing by Buyer (which consent shall not be unreasonably withheld), the Company shall:

(i) maintain and use its assets in the ordinary course of business consistent with past practice, reasonable wear and tear, damage by fire and other casualty excepted;

(ii) comply in all material respects with all applicable Laws;

(iii) properly and timely file all Tax returns required to be filed and pay the expenses of preparation therefor, and make timely payment of all applicable Taxes when due;

(iv) take all reasonable actions necessary to be in material compliance with all Contracts and to maintain the effectiveness of all Permits;

(v) notify Buyer of any action, event, condition or circumstance, or group of actions, events, conditions or circumstances, that has resulted in, or could reasonably be expected at the time to result in, a Material Adverse Effect on the Company;

(vi) notify Buyer of the commencement of any proceeding by or against the Company or Sellers or any threatened proceeding of which the Company or Sellers become aware that relates to the Company, any of the assets of the Company, the Purchased Stock or the transactions contemplated by this Agreement or the Asset Purchase Agreement or the transactions contemplated hereby or thereby;

(vii) pay Trade Accounts Payable and pursue collection of Trade Accounts Receivable in the ordinary course of business consistent with past practice;

(viii) use commercially reasonable efforts to maintain the relations and goodwill with the suppliers, customers, distributors, licensors, licensees, landlords, trade creditors, agents, and others having business relationships with the Company, with the goal of preserving materially unimpaired the goodwill and ongoing business of the Company as of the Closing;

(ix) use commercially reasonable efforts to prevent the occurrence of a construction defect occurring with respect to products sold or services performed by the Company;

(x) maintain Records on a basis consistent with prior practice, except for any change required by a change in GAAP or applicable Law; and

(xi) terminate that certain Administrative Services Agreement, dated on or about April 1, 2004 by and between the Company and HBC, that certain Revolving Line of Credit and Loan Agreement dated January 1, 2005 by and between the Company and HBC, and terminate any and all other agreements, understandings, Contracts, lines of credit, loans, or obligations or arrangements of any kind between the Company and HBC, in each case without additional payment being due thereunder to HBC.

(c) Negative Company Covenants. From the date hereof until Closing, the Company will not, without the prior written consent of Buyer (which consent shall not be unreasonably withheld):

(i) sell, lease, pledge, subject to Liens or otherwise transfer or dispose of any of the Company's assets to any third party, other than in the ordinary course of business consistent with past practice and as contemplated by this Agreement;

(ii) enter into any Contract other than in the ordinary course of business consistent with past practice;

(iii) materially amend or modify, other than in the ordinary course of business, or violate the terms of, any of the Contracts;

(iv) propose to conduct the Company's business in any new markets or conduct any new lines of business;

(v) permit the corporate existence of the Company, or the existence of any Permit to be suspended, lapsed, dissolved, revoked or modified in any material respect;

(vi) except as otherwise contemplated by this Agreement, allow any insurance policy to be amended or terminated without replacing such policy with a policy providing at least equal coverage, insuring comparable risks and issued by an insurance company financially comparable to the prior insurance company;

(vii) except for normal salary adjustments consistent with past practice, increase any salaries or benefits payable to any Employee;

(viii) incur any Indebtedness, except Trade Accounts Payable or other Liabilities incurred in the ordinary course of business, and Transaction Expenses;

(ix) issue or sell or enter into any agreement (written or oral) to issue or sell any equity securities of the Company or any securities convertible into equity securities of the Company; or

(x) take any other action that would reasonably be expected to prevent the Company and Sellers from performing or cause the Company or Sellers not to perform Sellers' covenants hereunder.

(d) Sellers Covenants. Shareholder shall not, and Thomas shall cause Shareholder not to, pledge, encumber, transfer, sell, distribute, or devise Shareholder's interest in the Purchased Stock, or agree to do any of the foregoing, or take any other action that would reasonably be expected to prevent Shareholder or the Company from performing their respective covenants hereunder. Prior to the Closing, Thomas shall terminate that certain Employment Agreement, dated on or about April 1, 2005 by and between the HBC and Thomas (the "Thomas HBC Employment Agreement").

14.2 Governmental Approvals. Buyer, the Company and Sellers have filed with the United States Federal Trade Commission (the "FTC") and the United States Department of Justice (the "DOJ") the notification and report form pursuant to the HSR Act with respect to the transactions contemplated hereby and contemplated by the Asset Purchase Agreement, taken as a whole. Each of the Company, Sellers and Buyer shall, as promptly as practicable, substantially comply with any request for additional information and documents pursuant to the HSR Act. Each of the Company, Buyer and Sellers shall inform the other promptly of any communication made by or on behalf of such party to, or received from, the FTC or the DOJ and shall furnish to the other such information and assistance as the other may reasonably request in connection with such party's preparation of any filing, submission or other act that is necessary or advisable under the HSR Act. The Company, Sellers and Buyer shall keep each other timely apprised of the status of any communications with, and any inquiries or requests for additional information from, the FTC or the DOJ, and shall comply promptly with any such inquiry or request. Each of the Company, Sellers and Buyer shall use commercially reasonable efforts to promptly obtain any clearance under the HSR Act required for the consummation of the transactions contemplated hereby and contemplated by the Asset Purchase Agreement. All fees associated with filings under the HSR Act pursuant to this Section 14.2 shall be borne by Buyer.

14.3 Access to Information. Between the date hereof and the Closing, the Company and Sellers agree to provide to Buyer and Buyer's authorized agents (including attorneys, accountants and auditors) reasonable access to the offices and properties of the Company and the books and records of the Company upon reasonable prior notice, in order to conduct a review of the Company and its assets, Liabilities and business. The Company and Sellers shall, and shall cause the Company's employees, agents and representatives to, reasonably cooperate with such examination. Each of the parties will hold, and will cause each of such party's consultants and advisors to hold, in confidence all documents and information furnished to such consultants and advisors by or on behalf of another party to this Agreement in connection with the transactions contemplated by this Agreement pursuant to the terms of that certain Confidentiality Agreement entered into between Building Materials Holding Corporation ("BMHC") and the JIAN Group dated April 8, 2005, and pursuant to the terms of that certain Nondisclosure Agreement entered into between Buyer, BMHC, the Company and HBC dated as of June 28, 2005 (collectively, the "Confidentiality Agreements"), each of which all parties hereto agree shall be binding upon all parties hereto.

14.4 Employee Information and Access. The Company shall provide to Buyer certain general information concerning the Company's compensation and benefit programs and specific information relating to individual Employees; provided, however, that the Company will not make personnel records available for inspection or copying. The Company shall provide Buyer with reasonable access to the Employees during normal working hours following the date hereof on mutually agreeable dates, to provide information to such employees about Buyer and the terms of their post-Closing employment.

14.5 Transition. Between the date hereof and the Closing Date, the Company and Sellers shall provide, without cost to Buyer, subject to availability and upon reasonable notice, assistance to Buyer in connection with all reasonably requested transition matters arising under the transactions contemplated by this Agreement, including arrangement of personal introductions to vendors and customers of the Company.

14.6 Obligation to Update Exhibits and Schedules. The Company and Sellers shall update all Exhibits and Schedules, where appropriate, to be prepared by the Company and Sellers hereunder, prior to the Closing Date; provided, that any such update or supplement shall not cure any breach of any representation or warranty of the Company or Sellers made in this agreement.

14.7 No Solicitation. From and after the date hereof, and until the earlier of the Closing or the termination of this Agreement pursuant to Section 21 hereof (the "Non-Solicitation Period"), except as expressly contemplated by this Agreement, the Company and Sellers shall not, directly or indirectly, and none of their respective directors, officers, agents or representatives shall, directly or indirectly (a) initiate, solicit, seek, support or encourage any action that constitutes or is reasonably likely to lead to an Acquisition Proposal; (b) provide information with respect to the Company to any person relating to, or otherwise cooperate with, facilitate or encourage any effort or attempt by any person or entity with regard to any Acquisition Proposal; or (c) enter into any agreement with respect to any Acquisition Proposal. The Company and Sellers shall notify Buyer promptly, but in any event within two (2) Business Days, if any Acquisition Proposal, or any inquiry or other contact with any person with respect thereto, is made during the Non-Solicitation Period. Any such notice to Buyer shall indicate in reasonable detail the identity of the person making such Acquisition Proposal, inquiry or other contact and the terms and conditions of such Acquisition Proposal, inquiry or other contact. The Company and Sellers agree that any such discussions or negotiations in progress with any other person as of the date hereof will be suspended or terminated during the Non-Solicitation Period.

15. CONDUCT OF BUSINESS FOLLOWING CLOSING

15.1 Collection of Trade Accounts Receivable. During the one hundred eighty (180) day period following the Effective Date, Buyer shall cause the Company to use commercially reasonable efforts in the ordinary course of business and consistent with the Company's past practices to collect the Trade Accounts Receivable. During such 180-day period, Buyer shall (i) provide Sellers with periodic collection reports every thirty (30) days and provide Sellers with reasonable access to all other available records, documents and information relating to Trade Accounts Receivable, and the opportunity to monitor and assist the Company's efforts to collect the Trade Accounts Receivable and (ii) apply all payments received from customers on and after the Closing Date to the respective customer's oldest accounts first, unless a debtor indicates the

specific account it is paying in which event payment shall be applied to that account. Buyer, the Company and Sellers agree that they will not willfully influence account specification pursuant to the preceding sentence. Notwithstanding the foregoing, to the extent any of the Trade Accounts Receivable are aged greater than ninety (90) days and remain uncollected ninety (90) days after the Effective Date, such Trade Accounts Receivable shall be deducted from the calculation of the Company's Actual Effective Date Net Assets, and the Company shall irrevocably assign such uncollected Trade Accounts Receivable to Shareholder free and clear of all Liens and encumbrances. Thereafter, Shareholder may use any means reasonably necessary to collect the uncollected Trade Accounts Receivable and the Company shall provide Shareholder with all records relating to such uncollected Trade Accounts Receivable and all other available information. The Company shall promptly remit to the Shareholder any amounts subsequently received by the Company with respect to the uncollected Trade Accounts Receivable assigned to Shareholder hereunder. Notwithstanding anything to the contrary contained herein, in no event shall any such uncollected Trade Accounts Receivable which are assigned to Shareholder and later collected by any of the Company, Buyer or Shareholder change the Purchase Price payable by Buyer hereunder.

15.2 Use of the Company Names. Sellers agree that following the Closing they will not utilize any of the trade names, corporate names or, dba names of the Company or HBC or other name that is confusingly similar to such names.

15.3 Payment for Over-Collateralized Insurance. Buyer shall cause the Company to pay to Shareholder all cash amounts which are held as of the Effective Date by insurers of the Company as collateral for incurred but not yet recorded claims, less any amounts that have been seized by such insurers in respect of payment of such claims. Such payment shall be made to Shareholder promptly after the date on which an insurer remits to the Company such cash amounts.

16. CLOSING

16.1 Closing. Closing shall occur on the second Business Day following the satisfaction or waiver of all conditions precedent set forth below in Sections 17 and 18, in San Francisco, California, or at such other time or place as the parties may agree upon. For purposes herein, the Closing shall be deemed to occur at 12:01 A.M. on the Closing Date.

16.2 Time is of the Essence. Time is of the essence for the Closing of this transaction.

17. CONDITIONS PRECEDENT TO BUYER'S DUTY TO CLOSE

Buyer shall have no duty to close unless and until each and every one of the following conditions precedent have been fully and completely satisfied or waived by Buyer, which waiver shall be deemed to have irrevocably occurred upon the Closing:

17.1 No Misrepresentation or Breach of Covenants and Warranties. The representations and warranties of the Company and Sellers made in this Agreement (i) that are qualified by materiality or Material Adverse Effect shall be true and correct as of the date hereof and on and as of the Closing Date, as though made on the Closing Date, (ii) that are not qualified by materiality or Material Adverse Effect shall be true and correct in all material respects as of

the date hereof and on and as of the Closing Date, as though made on the Closing Date; except, in each case, for those representations and warranties which refer to facts existing at a specific date. The Company and Sellers shall have performed or complied in all material respects with all obligations and covenants required by this Agreement to be performed or complied with by the Company and Sellers on or before the Closing Date.

17.2 Performance of Obligations. The Company and Sellers shall have substantially performed or tendered performance of each and every one of their obligations hereunder which by their terms are capable of being performed before Closing.

17.3 Delivery of Closing Documents. The Company and Sellers shall have tendered delivery to Buyer of all the documents required to be delivered to Buyer by the Company and Sellers prior to or at Closing pursuant to this Agreement.

17.4 Litigation. No lawsuit, administrative proceedings or other legal action shall have been filed which seeks to restrain or enjoin the acquisition of the Purchased Stock or the operation of the Company's business in any material respect, or the Asset Purchase.

17.5 Material Adverse Effect. There shall have been no Material Adverse Effect on the Company subsequent to the date of this Agreement.

17.6 Key Employee Employment, Confidentiality, and Noncompetition Agreements. Each of the Key Employees shall have executed and delivered his respective Key Employee Employment, Confidentiality and Noncompetition Agreement.

17.7 Consents. All governmental and third party consents and approvals (including without limitation, all regulatory approvals and the consent of Buyer's lenders) required to consummate the transactions contemplated hereby and by the Asset Purchase Agreement shall have been obtained.

17.8 New Shareholder Leases. Shareholder and the Company shall have executed and delivered the New Shareholder Leases.

17.9 HSR Waiting Period. The waiting period, if any, under the HSR Act applicable to the transactions contemplated by this Agreement and the Asset Purchase Agreement shall have expired or otherwise been terminated.

17.10 Legal Opinion. Buyer shall have received a legal opinion as to the matters set forth on *Exhibit 12*, from counsel to the Company.

17.11 Due Diligence. Buyer shall have performed and completed such due diligence on the Company as it should reasonably deem appropriate, including, without limitation, business, contractual and financial reviews and audit, customer inquiries, review of employee matters, inspections, and environmental assessments to its satisfaction.

17.12 Approval of BMHC Board. The Board of Directors of Building Materials Holding Corporation shall have approved this Agreement, the Asset Purchase Agreement and the transactions contemplated hereby and thereby.

17.13 Deed of Trust. Crosthwaite Circle, LLC shall have executed and delivered the Deed of Trust.

17.14 Certificate. The Company and Sellers shall have delivered a certificate to Buyer, dated as of the Closing, certifying that the conditions set forth in Sections 17.1, 17.2, 17.4 and 17.5 have been satisfied.

17.15 Insurance. Neither the consummation of the transactions contemplated by this Agreement, nor the Asset Purchase, shall have caused or shall be reasonably expected to cause a cancellation or reduction in the coverage of the Company's insurance policies.

17.16 Bylaws. The Company's bylaws shall be amended to increase the number of members of the Company's Board of Directors to four (4).

17.17 Board of Directors; Officers. The Company shall have taken all necessary corporate action to appoint Mike Mahre, John Volkmann and Robert Garcia to the Company's Board of Directors, who shall together with Thomas initially be the four members of the Company's Board of Directors, effective as of the Closing. The Company shall have take all necessary corporate action to appoint and/or ratify the following corporate officers effective as of the Closing: Thomas shall be the President of the Company, Mark Kailer shall be the Treasurer of the Company and Paul Street shall be the Secretary of the Company, and each other current officer of the Company, if any, shall have delivered a written resignation from each office of the Company held by him or her effective as of the Closing.

18. **CONDITIONS PRECEDENT TO THE COMPANY'S AND SELLERS DUTY TO CLOSE**

The Company and Sellers shall have no duty to close this transaction unless and until each and every one of the following conditions precedent have been fully and completely satisfied:

18.1 Payment of Purchase Price and Delivery of Closing Documents. Buyer shall have paid the Purchase Price to Shareholder (less the Reserve) and Buyer shall have tendered delivery to the Company and Sellers all the documents required to be delivered to the Company and Sellers by Buyer at Closing pursuant to this Agreement.

18.2 Litigation. No lawsuit, administrative proceedings or other legal action shall be pending or threatened against the Company which seeks to restrain or enjoin the Shareholder's sale, or Buyer's acquisition of, the Purchased Stock.

18.3 New Shareholder Leases. Buyer and the Company shall have executed and delivered the New Shareholder Leases.

18.4 Asset Purchase. The Asset Purchase Agreement shall not have been terminated and shall be in full force and effect.

18.5 HSR Waiting Period. The waiting period, if any, under the HSR Act applicable to the transactions contemplated by this Agreement and the Asset Purchase Agreement shall have expired or otherwise been terminated.

19. ITEMS TO BE DELIVERED AT CLOSING BY THE COMPANY AND SELLERS

At Closing, the Company and Sellers shall, unless waived by Buyer, deliver the following items to Buyer:

19.1 Certified Resolutions and Corporate Documents. Copies of (i) the resolutions of the Board of Directors and the Shareholder of the Company authorizing the execution and performance of this Agreement, (ii) the Company's current Articles of Incorporation and (iii) the Company's Bylaws, certified by the secretary of the Company;

19.2 Stock Powers. Shareholder shall have delivered stock certificates representing the Purchased Stock, duly endorsed for transfer or accompanied by executed stock powers;

19.3 Legal Opinion. The legal opinion described in Section 17.10;

19.4 Key Employee Employment, Confidentiality and Noncompetition Agreements. Fully executed Key Employee Employment, Confidentiality and Noncompetition Agreements from each Key Employee;

19.5 New Shareholder Leases. Fully executed New Shareholder Leases from the Company and Shareholder; and

19.6 Deed of Trust. A duly executed Deed of Trust, in a form suitable for recording in the appropriate county recorder's office.

20. ITEMS TO BE DELIVERED AT CLOSING BY BUYER

At Closing, Buyer shall, unless waived by Sellers, deliver the following items to Sellers:

20.1 New Shareholder Leases. Fully Executed New Shareholder Leases from Buyer; and

20.2 Purchase Price. The Purchase Price (less the Reserve) to be paid in accordance with Sections 3.1 and 4.1.

21. TERMINATION

21.1 Grounds for Termination. This Agreement may be terminated at any time prior to the Closing:

(a) by mutual written agreement of all of the parties;

(b) by Buyer or the Company if the Closing has not been effected on or prior to the close of business on November 30, 2005; provided, however, that the right to terminate this Agreement pursuant to this Section 21.1(b) shall not be available to any party whose willful

failure to fulfill any of such party's obligations contained in this Agreement has been the cause of, or resulted in, the failure of the Closing to have occurred on or prior to the aforesaid date;

(c) by Buyer at any time upon written notice to the Company and Sellers of any one or more inaccuracies or misrepresentations in or breaches of the representations or warranties made by the Company or Sellers contained herein that have had, or if not cured prior to the Closing could be reasonably expected to have, a Material Adverse Effect on the Company, considering in the aggregate all such inaccuracies, misrepresentations and breaches which are specified in such notice; provided, however, that a termination pursuant to this Section 21.1(c) shall become effective ten (10) Business Days after such notice is given and only if Sellers have not cured such inaccuracies, misrepresentations and breaches so specified in such notice within such ten (10) Business Day period;

(d) by Buyer at any time upon written notice to the Company and Sellers of the failure by the Company or Sellers to materially perform and satisfy any of the Company's or Sellers' obligations under this Agreement required to be performed and satisfied by the Company or Sellers on or prior to the Closing; provided, however, that a termination pursuant to this Section 21.1(d) shall become effective ten (10) Business Days after such notice is given and only if Sellers have not cured the failures so specified in such notice within such ten (10) Business Day period;

(e) by the Company at any time upon written notice to Buyer of any one or more inaccuracies or misrepresentations in or breaches of the representations or warranties made by Buyer herein that have had or, if not cured prior to the Closing could be reasonably expected to have, a material adverse effect on Buyer's ability to consummate the transactions contemplated by this Agreement, considering in the aggregate all such inaccuracies, misrepresentations and breaches which are specified in such notice; provided, however, that a termination pursuant to this Section 21.1(e) shall become effective ten (10) Business Days after such notice is given and only if Buyer has not cured such inaccuracies, misrepresentations and breaches so specified in such notice within such ten (10) Business Day period;

(f) by the Company at any time upon written notice to Buyer of Buyer's material failure to perform and satisfy any of Buyer's obligations under this Agreement required to be performed and satisfied by Buyer on or prior to the Closing; provided, however, that a termination pursuant to this Section 21.1(f) shall become effective ten (10) Business Days after such notice is given and only if Buyer has not cured the failures so specified in such notice within such ten (10) Business Day period; and/or

(g) by the Company or Buyer if any applicable law shall be enacted or become applicable that makes the transactions contemplated hereby or by the Asset Purchase Agreement or the consummation of the Closing illegal or otherwise prohibited, or if any judgment, injunction, order or decree enjoining any party from consummating the transactions contemplated hereby or by the Asset Purchase Agreement is entered, and such judgment, injunction, order or decree shall become final and nonappealable; provided, however, that the right to terminate this Agreement pursuant to this Section 21.1(g) shall not be available to any party who has failed to fulfill any of such party's obligations contained in Section 14.2 of this Agreement.

21.2 Effect of Termination.

(a) Limit of Liability. If this Agreement is terminated pursuant to Section 21.1(a)-(g), all obligations of the parties hereunder shall terminate without liability of any Party to any other Party, except as provided in this Section 21.2 and Section 22.6. The representations and warranties made herein shall not survive beyond a termination of this Agreement and no party shall have any liability for breach of any representation or warranty upon a termination of this Agreement prior to the Closing, except as provided in this Section 21.2.

(b) Alternative Transaction Payment and Buyer Termination Expenses. If, prior to the Closing, this Agreement is terminated by the mutual written agreement of all of the parties pursuant to Section 21.1(a), by Buyer pursuant to Section 21.1(b), 21.1(c) or 21.1(d) or by the Company pursuant to Section 21.1(b), and, if at the time of such termination any of the Company or Sellers shall have received an Acquisition Proposal, whether or not any of the Company or Sellers shall have been in breach of Section 14.7, and within six (6) months after such termination any of the Company or Sellers shall have consummated or entered into an agreement with respect to any Acquisition Proposal, then the Company and Sellers, jointly and severally, shall be obligated to pay to Buyer (by wire transfer of immediately available funds), concurrently with the consummation of such transaction, a total amount equal to \$1,000,000, plus 100% of the Expenses incurred by Buyer or the Buyer Related Parties in connection with this Agreement and all related agreements and the transactions contemplated hereby and thereby, up to a maximum amount of \$100,000 (the "Alternative Transaction Payment"). If this Agreement is terminated by Buyer pursuant to Sections 21.1(c) or 21.1(d) and the foregoing sentence is not applicable and the Alternative Transaction Payment is not payable, then upon such termination the Company and Sellers, jointly and severally, shall also be obligated to reimburse Parent (by wire transfer of immediately available funds), no later than five Business Days after such termination, for 100% of the Expenses incurred by Buyer or the Buyer Related Parties in connection with this Agreement and all related agreements and the transactions contemplated thereby, up to a maximum amount of \$100,000 (the "Buyer Termination Expenses").

(c) The Company and Sellers acknowledge that the agreements in Section 21.2(b) are an integral part of the transactions contemplated by this Agreement and that, without these agreements, Buyer would not enter into this Agreement. Accordingly, if the Company or Sellers fail promptly to pay any amount due to Buyer pursuant to Section 21.2(b), the Company and Sellers also shall pay any and all Expenses incurred by Buyer or a Buyer Related Party in connection with a legal action to enforce this Agreement that results in a judgment against any of the Company or Sellers for the Alternative Transaction Payment or the Buyer Termination Expenses. Buyer acknowledges and agrees that, except for (i) any willful breaches of any of the agreements or other provisions of this Agreement prior to the termination hereof, (ii) breaches of obligations of confidentiality under this Agreement, or (iii) fraud by any of the Company or Sellers, the Company and Sellers shall not have any liability or further obligation to Buyer or the Buyer Related Parties except for the Alternative Transaction Payment or Buyer Termination Expenses (as applicable), which payment is liquidated damages to Buyer and the Buyer Related Parties, and such parties shall not be entitled to any monetary damages or

injunctive relief (including specific performance) as a result of such termination, or any indemnification under Section 13.

(d) If this Agreement is terminated by the Company pursuant to Sections 21.1(e) or 21.1(f), then upon such termination Buyer shall be obligated to reimburse the Company (by wire transfer of immediately available funds), no later than five Business Days after such termination, for 100% of the Expenses incurred by the Company, Sellers or their Related Parties in connection with this Agreement and all related agreements and the transactions contemplated thereby, up to a maximum amount of \$100,000 (the "Company Termination Expenses"). Buyer acknowledges that the agreements in this Section 21.2(d) are an integral part of the transactions contemplated by this Agreement and that, without these agreements, the Company and Sellers would not enter into this Agreement. Accordingly, if Buyer fails promptly to pay any amount due to the Company pursuant to this Section 21.2(d), Buyer also shall pay any costs and expenses incurred by the Company or Sellers in connection with a legal action to enforce this Agreement that results in a judgment against Buyer for the Company Termination Expenses. The Company and Sellers acknowledge and agree that, except for (i) any willful breaches of any of the agreements or other provisions of this Agreement prior to the termination hereof, (ii) breaches of obligations of confidentiality under this Agreement, or (iii) fraud by Buyer, Buyer shall not have any liability or further obligation to the Company or Sellers or their respective Related Parties except for the Company Termination Expenses, which payment is liquidated damages to the Company, and such parties shall not be entitled to any monetary damages or injunctive relief (including specific performance) as a result of such termination, or any indemnification under Section 13.

22. MISCELLANEOUS

22.1 No Other Agreements. This Agreement and all schedules and Exhibits hereto, the Asset Purchase Agreement and all schedules and Exhibits thereto, the Key Employee Employment, Confidentiality and Noncompetition Agreements, the New Shareholder Leases, the Deed of Trust and the Confidentiality Agreements constitute the entire agreement between the parties with respect to its subject matter. All prior and contemporaneous negotiations, proposals and agreements between the parties are included in, and superseded by, this Agreement. Any changes to this Agreement must be agreed to in writing signed by an authorized representative of Buyer and an authorized representative of the Company.

22.2 Waiver. Either Buyer or Sellers may waive the performance of any obligation owed to it by another party hereunder for the satisfaction of any condition precedent to the waiving party's duty to perform any of its covenants, including its obligations to close. Any such waiver shall be valid only if contained in writing signed by an authorized representative of Buyer and an authorized representative of the Sellers.

22.3 Public Announcements. No public announcements of this Agreement shall be made unless Buyer and Sellers have mutually agreed on the timing, distribution and contents of such announcements, except as may be required by applicable securities laws or regulations or the requirements of any securities exchange or market.

22.4 Notices. All notices, requests, demands and other communications called for or contemplated hereunder shall be in writing and shall be deemed to have been duly given when delivered to the party to whom addressed or when received by a party if sent by telecopy (or 3 days after mailing if sent by registered or certified mail, return receipt requested, prepaid and addressed) at the following addresses, or at such other addresses as the parties may designate by written notice in the manner aforesaid:

**To the Company:
(Prior to Closing)**

**HnR Framing Systems, Inc.
13465 Gregg Street
Poway, CA 92064
Attn: Bob Thomas
Facsimile: (858) 486-7351**

Copies to:

**Richard K. Circuit, Esq.
Circuit, McKellogg, Kinney & Ross LLP
1205 Prospect Street, #400
La Jolla, CA 92037
Facsimile: (858) 459-0690**

To the Sellers

**c/o Robert R. Thomas
4097 Via Palo Verde Lago
Alpine, CA 91901
Facsimile: (619) 445-5559**

Copies to:

**Richard K. Circuit, Esq.
Circuit, McKellogg, Kinney & Ross LLP
1205 Prospect Street, #400
La Jolla, CA 92037
Facsimile: (858) 459-0690**

**To Buyer:
(or Company after Closing)**

**c/o Building Materials Holding Corporation
720 Park Boulevard, Suite 200
Boise, ID 83712-7714
Attn: Paul Street, Senior VP and General Counsel**

Copies to:

Gregory T. Davidson
Gibson, Dunn & Crutcher LLP
1881 Page Mill Road
Palo Alto, CA 94304
Facsimile: (650) 849-5333

22.5 Third Party Beneficiary. Nothing contained herein shall create or give rise to any third-party beneficiary rights for any individual as a result of the terms and provisions of this Agreement.

22.6 Confidential Information. The parties agree that all information acquired from the other in connection with the negotiation, execution and consummation of this Agreement is confidential and shall not be disclosed to any other party (other than attorneys, accountants and agents of the party) without the written consent of the other; provided that following the Closing Buyer may disclose information relating to the Company as it may deem necessary or advisable. Notwithstanding anything herein to the contrary, any party to this Agreement (and their employees, representatives, or other agents) may disclose to any and all persons, without limitation of any kind, the Tax treatment and Tax structure of the transactions contemplated by this Agreement (the "Transactions") and all materials of any kind (including opinions or other Tax analyses) that are provided to it relating to such Tax treatment and Tax structure; provided, however, that this sentence shall not permit any disclosure that otherwise is prohibited by this Agreement (i) until the earlier of (x) the date of the public announcement of discussion relating to the Transactions, and (v) the date of the public announcement of the Transactions; or (ii) if such disclosure would result in a violation of federal or state securities laws; or (iii) to the extent not related to the Tax aspects of the transaction. Moreover, nothing in this Agreement shall be construed to limit in any way any party's ability to consult any Tax advisor regarding the Tax treatment or Tax structure of the Transactions.

22.7 Assignment. The parties shall not assign this Agreement without the prior written consent of the other parties. Any attempt to assign this Agreement without prior written consent shall be void *ab initio*.

22.8 Dispute Resolution; Choice of Law; Jurisdiction; Waiver of Jury Trial.

(a) With the exception of disputes arising pursuant to Sections 10 and 22.6, any dispute, controversy or claim arising out of or relating to this Agreement or any transaction contemplated hereby, whether based on contract, tort, statute or other legal or equitable theory (including without limitation, any claim of fraud, misrepresentation or fraudulent inducement or any question of validity or effect of this Agreement including this clause) or the breach or termination thereof ("Dispute"), shall be resolved in accordance with this Section 22.8.

(b) The parties shall first use their reasonable and good faith efforts to settle any Dispute through non-binding mediation to be held in Orange County, California ("Mediation"), prior to initiating binding arbitration as set forth below. Each party shall bear its own costs and expenses of participating in the Mediation, and each party shall bear one-half (1/2) of the fees of the mediator. The mediator shall be selected by the parties' mutual agreement within five (5) days notice by one party to the other requesting mediation ("Notice of Dispute"). If the parties

cannot timely mutually agree upon a mediator, the Southern California Mediation Association shall promptly select the mediator. If for any reason the parties are unable to resolve the Dispute within thirty (30) days following the date of the Notice of Dispute, such Dispute shall be resolved by binding arbitration to be conducted before the American Arbitration Association ("AAA") in accordance with the Commercial Arbitration rules and regulations promulgated by AAA as in effect at the time of the arbitration, and as follows:

- (i) The arbitration shall be held before a single arbitrator appointed by AAA, in accordance with its rules, who is not an affiliate of any party to such arbitration (or counsel to any party), and does not have any potential for bias or conflict of interest with respect to any of the parties, directly or indirectly, by virtue of any direct or indirect financial interest, family relationship or close friendship.
- (ii) Such arbitration shall be held at Orange County, California or such other place that is mutually acceptable to the parties to the Dispute.
- (iii) The arbitrator shall have the authority, taking into account the parties' desire that any arbitration proceeding hereunder be reasonably expedited and efficient, to permit the parties to conduct discovery. Any such discovery shall be (A) guided generally by and be no broader than permitted under the United States Federal Rules of Civil Procedure, and (B) subject to the arbitrator and the parties entering into a mutually acceptable confidentiality agreement.
- (iv) The arbitrator's decision and award in any such arbitration shall be made and delivered within ninety (90) days of the date on which such arbitration proceedings commenced. The arbitrator shall apply and follow the laws of the State of California.
- (v) The arbitrator's decision shall be in writing and shall be as brief as possible and will include the basis for the arbitrator's decision. A record of the arbitration proceeding shall be kept.
- (vi) Judgment on the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.
- (vii) The arbitrator shall award to the single party it deems to have substantially prevailed, all reasonable costs of the arbitration (including, transcripts, room rental fees and fees, expenses of the arbitrator and AAA, and the reasonable legal fees, costs and disbursements of the other party thereto). If court proceedings to stay litigation or compel arbitration are necessary, the non-prevailing party in such proceedings shall pay all reasonable costs, expenses, and attorney's fees incurred in connection with such court proceeding.
- (viii) The parties agree to participate in any arbitration in good faith.

(c) This agreement shall be governed by, and disputes or controversies related hereto, shall be interpreted in accordance with the laws of the State of California without regard to the conflicts of laws provisions that would apply the laws of any other jurisdiction.

(d) Subject to Section 22.8(a) above, for all purposes of this Agreement and for all purposes of any Dispute relating to the transactions contemplated hereby or for recognition or enforcement of any judgment, the parties hereto submit to the personal jurisdiction of the courts of the State of California and the Federal courts of the United States sitting in Orange County, and any appellate court from any such state or Federal court, and hereby irrevocably and unconditionally agree that all claims with respect to any such Dispute may be heard and determined in such California court or, to the extent permitted by law, in such Federal court. The parties hereto agree that a final judgment in any such claim shall be conclusive and may be enforced in any other jurisdiction by suit on the judgment or in any other manner provided by law.

(e) Each of the parties hereto irrevocably and unconditionally waives, to the fullest extent it may legally and effectively do so, any objection which it may now or hereafter have to the laying of venue of any suit, action or proceeding arising out of or relating to this Agreement or any related matter in any California or Federal court located in Orange County and the defense of an inconvenient forum to the maintenance of such claim in any such court.

(f) EACH OF THE PARTIES HERETO HEREBY IRREVOCABLY WAIVES ITS, HIS OR HER RIGHT TO A JURY TRIAL OF ANY CLAIM OR CAUSE OF ACTION BASED UPON OR ARISING OUT OF THIS AGREEMENT OR ANY DEALINGS BETWEEN THE PARTIES HERETO RELATING TO THE SUBJECT MATTER HEREOF. EACH OF THE PARTIES HERETO ALSO WAIVES ANY BOND OR SURETY OR SECURITY UPON SUCH BOND THAT MIGHT, BUT FOR THIS WAIVER, BE REQUIRED OF THE OTHER PARTY. THE SCOPE OF THIS WAIVER IS INTENDED TO BE ALL ENCOMPASSING OF ANY AND ALL DISPUTES THAT MAY BE FILED IN ANY COURT AND THAT RELATE TO THE SUBJECT MATTER OF THIS AGREEMENT, INCLUDING, WITHOUT LIMITATION, CONTRACT CLAIMS, TORT CLAIMS, BREACH OF DUTY CLAIMS, AND ALL OTHER COMMON LAW AND STATUTORY CLAIMS. EACH OF THE PARTIES HERETO ACKNOWLEDGES THAT THIS WAIVER IS A MATERIAL INDUCEMENT TO ENTER INTO THIS AGREEMENT. EACH OF THE PARTIES HERETO FURTHER WARRANTS AND REPRESENTS THAT IT, HE OR SHE HAS REVIEWED OR HAD THE OPPORTUNITY TO REVIEW THIS WAIVER WITH ITS, HIS OR HER RESPECTIVE LEGAL COUNSEL, AND THAT IT, HE OR SHE KNOWINGLY AND VOLUNTARILY WAIVES ITS, HIS OR HER JURY TRIAL RIGHTS FOLLOWING CONSULTATION WITH SUCH LEGAL COUNSEL. IN THE EVENT OF LITIGATION, THIS AGREEMENT MAY BE FILED AS A WRITTEN CONSENT TO A TRIAL BY THE COURT.

The parties hereto irrevocably consent to service of process by registered United States mail, return receipt requested, as provided in Section 22.4. Nothing in this Agreement will affect the right of any party to this Agreement to serve process in any other manner permitted by law.

22.9 Paragraph Headings. The Section and Section paragraph headings contained herein are for convenience only and shall have no substantive bearing on the interpretation of this Agreement.

22.10 Rules of Interpretation. The following rules of interpretation shall apply to this Agreement, the Exhibits hereto, and any certificates, reports or other documents or instruments made or delivered pursuant to or in connection with this Agreement, unless otherwise expressly provided herein or therein, and unless the context hereof or thereof clearly requires otherwise:

(a) A reference to any document or agreement shall include such document or agreement as amended, modified or supplemented from time to time in accordance with its terms, and if a term is said to have the meaning assigned to such term in another document or agreement and the meaning of such terms therein is amended, modified or supplemented, then the meaning of such term herein shall be deemed automatically amended, modified or supplemented in a like manner.

(b) References to the plural include the singular, the singular the plural and the part the whole.

(c) The words "include," "includes," and "including" are not limiting.

(d) A reference to any law includes any amendment or modification to such law which is in effect on the relevant date.

(e) A reference to any person or entity includes its successors, heirs and permitted assigns.

(f) Where the character or amount of any asset or liability or item of income or expense is required to be determined or any consolidation or other accounting computation is required to be made for purposes of this Agreement or any Exhibit hereto or certificate, report or other document or instrument made or delivered pursuant to or in connection with this Agreement, such determination or computation shall be done in accordance with GAAP at the time in effect, to the extent applicable, except where such principles are inconsistent with the express requirements hereof or of such exhibit, certificate, report, document or instrument.

(g) The words "hereof," "herein," "hereunder" and similar terms in this Agreement refer to this Agreement as a whole and not to any particular provision of this Agreement.

(h) All Schedules, including the Disclosure Schedule, and Exhibits to this Agreement constitute material terms of this Agreement and are incorporated fully into the terms of this Agreement.

22.11 Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be an original, but which shall together constitute but one agreement.

The parties have executed this Securities Purchase Agreement on the day and year first written above.

THE COMPANY:

HNR FRAMING SYSTEMS, INC.

By: 

Name: Robert R. Thomas

Title: President

SHAREHOLDER:

RESTATED ROBERT R. THOMAS TRUST

DATED APRIL 14, 1999

By: 

Name: Robert R. Thomas

Title: Trustee

THOMAS:


Robert R. Thomas

BUYER:

BMC CONSTRUCTION, INC.

By: 

Name: Michael Mahre

Title: CEO

[Signature Page to Securities Purchase Agreement]

EXHIBIT B

Asset Purchase Agreement

ASSET PURCHASE AGREEMENT

among

FSC CONSTRUCTION, INC.

(Buyer)

and

HNR FRAMING SYSTEMS, INC.

(Parent)

and

HOME BUILDING COMPONENTS, INC.

(Company)

and

RESTATED ROBERT R. THOMAS TRUST DATED APRIL 14, 1999

(Shareholder)

and

ROBERT THOMAS

(Thomas)

Dated as of October 17, 2005

TABLE OF CONTENTS

	<u>Page</u>
1. DEFINITIONS.....	1
2. PURCHASE AND SALE.....	8
2.1 Purchase and Sale	8
3. PURCHASE PRICE; LIABILITIES	8
3.1 Purchase Price.....	8
3.2 Allocation of Value.....	8
3.3 Assumption of Certain Liabilities.....	8
3.4 Certain Expenses.....	10
4. TERMS OF PAYMENT.....	11
4.1 Payment Due at Closing.....	11
4.2 Reserve.....	12
5. EFFECTIVE DATE NET ASSET ADJUSTMENT.....	12
5.1 Estimated Net Asset Adjustment	12
5.2 Effective Date Estimate	12
6. POST CLOSING ADJUSTMENT	12
6.1 Post Closing Adjustment.....	12
6.2 Accounts Receivable.....	13
6.3 Reporting of Post-Closing Adjustments	13
6.4 CPA Procedure.....	13
7. CONTRACTS AND LEASES	14
7.1 Contracts	14
7.2 Real Property Leases and Personal Property Leases	14
7.3 Existing Shareholder Leases	15
8. REPRESENTATIONS AND WARRANTIES OF SELLERS.....	15
8.1 Good Standing; Authorization.....	15
8.2 Ownership of Purchased Assets.....	15
8.3 Tax Matters	15
8.4 Compliance with Laws, Licenses and Permits	16
8.5 Financial Statements	16
8.6 Absence of Certain Changes.....	16
8.7 Legal Proceedings.....	17
8.8 Contracts and Assumed Leases.....	17
8.9 Agreement Not In Breach of Other Instruments.....	17
8.10 Accounts Receivable.....	18
8.11 Equipment.....	18
8.12 Trade Accounts Payable	18

Table of Contents **(Continued)**

	<u>Page</u>
8.13 Labor Matters.....	18
8.14 Brokers and Finders	19
8.15 Environmental Laws	19
8.16 No Undisclosed Liabilities.....	19
8.17 Competitive Restrictions.....	19
8.18 Intangible Personal Property.....	20
8.19 Insurance.....	20
8.20 Projections.....	20
8.21 Disclosure	20
9. REPRESENTATIONS AND WARRANTIES OF BUYER AND PARENT.....	20
9.1 Financial Ability	21
9.2 Corporate Status.....	21
9.3 Authority.....	21
9.4 Brokers and Finders	21
9.5 No Violation of Law	22
9.6 No Litigation or Regulatory Action.....	22
9.7 Independent Analysis.....	22
10. NONCOMPETITION AGREEMENTS.....	22
10.1 Sellers' Noncompete	22
10.2 Reasonableness of Restrictions.....	23
10.3 Irreparable Harm and Injunctive Relief.....	23
10.4 Extension of Covenants	23
10.5 Judicial Modification	23
11. EMPLOYEES.....	23
11.1 Definition	23
11.2 Termination.....	24
11.3 Key Employees	24
11.4 Buyer's Offer of Employment.....	24
11.5 Nonassumption of Certain Obligations Owed Employees	24
11.6 Workers' Compensation	24
12. FURTHER ASSURANCES	24
12.1 Further Assurances of Sellers	24
12.2 Further Assurances of Buyer	24
13. INDEMNIFICATION.....	25
13.1 Indemnification by Sellers	25
13.2 Indemnification by Buyer and BMCC	26
13.3 Indemnification Procedure.....	26
13.4 Third Party Claims.....	27
13.5 Mitigation.....	28

Table of Contents **(Continued)**

	<u>Page</u>
13.6 Subrogation	28
14. CONDUCT OF OPERATIONS PRIOR TO CLOSING	28
14.1 Interim Operating Covenants	28
14.2 Governmental Approvals	30
14.3 Access to Information	30
14.4 Employee Information and Access	31
14.5 Company Contractual Consents	31
14.6 Additional Insured	32
14.7 Transition	32
14.8 Obligation to Update Exhibits and Schedules	32
14.9 No Solicitation	32
15. CONDUCT OF BUSINESS FOLLOWING CLOSING	33
15.1 Collection of Trade Accounts Receivable	33
15.2 Use of the Company Names	33
15.3 Insurance Proceeds	33
16. CLOSING	33
16.1 Closing	33
16.2 Time is of the Essence	34
17. CONDITIONS PRECEDENT TO BUYER'S DUTY TO CLOSE	34
17.1 No Misrepresentation or Breach of Covenants and Warranties	34
17.2 Performance of Obligations	34
17.3 Delivery of Closing Documents	34
17.4 Litigation	34
17.5 Material Adverse Effect	34
17.6 Consents	34
17.7 New Shareholder Leases	34
17.8 HSR Waiting Period	34
17.9 Legal Opinion	34
17.10 Due Diligence	35
17.11 Approval of BMHC Board	35
17.12 Closing of Stock Purchase	35
17.13 Certificate	35
18. CONDITIONS PRECEDENT TO THE COMPANY'S AND SHAREHOLDER'S DUTY TO CLOSE	35
18.1 Payment of Purchase Price and Delivery of Closing Documents	35
18.2 Litigation	35
18.3 New Shareholder Leases	35
18.4 Closing of Stock Purchase	35
18.5 HSR Waiting Period	35

**Table of Contents
(Continued)**

		<u>Page</u>
19.	ITEMS TO BE DELIVERED AT CLOSING BY THE COMPANY AND SHAREHOLDER	35
19.1	Bill of Sale	36
19.2	Assignment and Assumption Agreements	36
19.3	Certified Resolution	36
19.4	Automobile Titles	36
19.5	Legal Opinion	36
19.6	UCC Termination Statements	36
19.7	New Shareholder Leases	36
20.	ITEMS TO BE DELIVERED AT CLOSING BY BUYER	36
20.1	New Shareholder Leases	36
20.2	Assignment and Assumption Agreements	36
20.3	Purchase Price	36
21.	TERMINATION	36
21.1	Grounds for Termination	36
21.2	Effect of Termination	37
22.	MISCELLANEOUS	37
22.1	No Other Agreements	37
22.2	Waiver	37
22.3	Public Announcements	37
22.4	Notices	38
22.5	Third Party Beneficiary	38
22.6	Confidential Information	38
22.7	Assignment	39
22.8	Bulk Sales Laws	39
22.9	Dispute Resolution; Choice of Law; Jurisdiction; Waiver of Jury Trial	39
22.10	Paragraph Headings	41
22.11	Rules of Interpretation	41
22.12	Counterparts	42

ASSET PURCHASE AGREEMENT

This Asset Purchase Agreement (this "Agreement"), effective as of October 1, 2005 (the "Effective Date") and executed on October 17, 2005, is made and entered into by and among Home Building Components, Inc., a California corporation (the "Company"), the Restated Robert R. Thomas Trust Dated April 14, 1999, the sole shareholder of the Company ("Shareholder"), and Robert R. Thomas, the trustee of Shareholder ("Thomas" and collectively with the Company and Shareholder, "Sellers"), FSC Construction, Inc., a Delaware corporation ("Buyer"), and HnR Framing Systems, Inc., a California corporation ("Parent"), with reference to the following.

RECITALS

A. Buyer has negotiated an agreement with Sellers to acquire certain of the assets of the Company related to the Business (as defined below), including certain existing contracts, certain intangible assets, fixed assets and non-cash net working capital;

B. Pursuant to the terms, and subject to the conditions contained herein, at Closing Shareholder desires that the Company sell certain of the Company's assets to Buyer;

C. Prior to the execution of this Agreement, Parent, BMC Construction, Inc., a Delaware corporation ("BMCC"), Thomas and Shareholder entered into a Securities Purchase Agreement (the "Securities Purchase Agreement"), and consummated the transactions contemplated thereby pursuant to which BMCC acquired 100% of the capital stock of Parent (the "Stock Purchase"), and the parties hereto acknowledge and agree that the consummation of the transactions contemplated by this Agreement shall be a condition subsequent to the consummation of the transactions contemplated by the Stock Purchase Agreement;

D. Subsequent to the consummation of the Stock Purchase, Parent purchased 100% of the capital stock of Buyer from BMCC, whereby Buyer became a wholly-owned subsidiary of Parent; and

D. Buyer, Parent and Sellers wish to document the terms and conditions of the transaction.

AGREEMENT

NOW, THEREFORE, IT IS AGREED among the parties as follows:

1. DEFINITIONS

All capitalized terms defined in the introductory paragraph, recitals or elsewhere in this Agreement shall have the meanings ascribed thereto. For purposes of this Agreement, the capitalized terms identified in this Section shall have the following meanings:

"Acquisition Proposal" means any bona fide proposal or offer (i) for a merger, share exchange, consolidation or other business combination concerning the Company, (ii) to the Company or Shareholder to acquire in any manner, directly or indirectly, any material part of the assets or 10% or more of the equity securities, as outstanding on the date hereof, of the Company, (iii) with respect to any recapitalization or restructuring concerning the Company or (iv) with respect to any other transaction substantially similar to any of the foregoing; provided, however, that any such proposal or offer relating solely to any Excluded Assets or Excluded Liabilities shall not be deemed an Acquisition Proposal.

"After-Tax Amount" means an amount equal to the aggregate after-tax proceeds received by Shareholder as payment of the Purchase Price under this Agreement, including all amounts paid, owed or to be paid), after distribution of the Purchase Price from the Company to Shareholder, calculated assuming a combined, aggregate tax rate for the Company and Shareholder of thirty percent (30%).

"Business" means the business of providing roof and floor truss design and manufacturing and management services for production framing operations, as presently conducted by the Company.

"Business Day" means any day, not a Saturday or Sunday, on which banks in the State of California are required to be open.

"Buyer Related Party" means any Person who, directly or indirectly, controls or is controlled by, or is under common control with Buyer or Parent.

"Company Financial Statements" means the Financial Statements and the Interim Financial Statements.

"Closing" means the exchange of closing documents, the transfer of the Purchased Assets and the payment of the Purchase Price (less the Reserve) to the Company by Buyer.

"Closing Date" means the date on which the Closing occurs.

"COBRA" means the Consolidated Omnibus Budget Reconciliation Act of 1986, as amended.

"Code" means the Internal Revenue Code of 1986, as amended.

"Contracts" means each contract, agreement, commitment purchase order, or other instrument of any kind, whether written or oral, related to the operation of the Business, including those that are listed on *Exhibit I* attached hereto.

"Debt" means all non-current liabilities plus the current portion of any long-term liabilities of the Company that are required to be reflected on the Company's balance sheet under GAAP which are assumed by Buyer hereunder, including the present value of long term non real estate operating leases.

"El Centro Facility" shall mean the Company's manufacturing facility including all operating assets of the Company used therewith as set forth on **Exhibit 2** (Equipment) attached hereto, located in El Centro, California.

"Environmental Laws" means the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. §§ 9601 *et seq.*, the Emergency Planning and Community Right-to-Know Act of 1986, 42 U.S.C. §§ 11001 *et seq.*, the Resource Conservation and Recovery Act, 42 U.S.C. §§ 6901 *et seq.*, the Toxic Substances Control Act, 15 U.S.C. §§ 2601 *et seq.*, the Federal Insecticide, Fungicide, and Rodenticide Act, 7 U.S.C. §§ 136 *et seq.*, the Clean Air Act, 42 U.S.C. §§ 7401 *et seq.*, the Clean Water Act (Federal Water Pollution Control Act), 33 U.S.C. §§ 1251 *et seq.*, the Safe Drinking Water Act, 42 U.S.C. §§ 300f *et seq.*, the Occupational Safety and Health Act, 29 U.S.C. §§ 651 *et seq.*, the Hazardous Materials Transportation Act, 49 U.S.C. §§ 5101 *et seq.*, as in effect from time to time, all rules and regulations promulgated pursuant to any of the above statutes, and any other foreign, federal, state or local law, statute, ordinance, rule or regulation governing Environmental Matters, as in effect from time to time, including any common law cause of action providing any right or remedy relating to Environmental Matters.

"Environmental Matter" means any matter or condition arising out of, relating to, or resulting from pollution, contamination, protection of the environment, human health or safety, health or safety of employees, sanitation, and any matters relating to emissions, discharges, disseminations, releases or threatened releases, of Hazardous Substances into the air (indoor and outdoor), surface water, groundwater, soil, land surface or subsurface, buildings, facilities, real property or fixtures, or otherwise arising out of, relating to, or resulting from the manufacture, processing, distribution, use, treatment, storage, disposal, transport, handling, release or threatened release of Hazardous Substances.

"Equipment" means all tools, equipment, rolling stock, office furniture, computers and equipment and other pieces of tangible personal property and fixed assets (and interests in any of the foregoing), including spare parts, supplies, office equipment and products used by the Company in the Business. All Equipment used by the Company in the Business is listed or described on **Exhibit 2** attached hereto.

"ERISA" means the Employee Retirement Income Security Act of 1974, as amended.

"ERISA Affiliate" means any corporation that is a member of a controlled group of corporations with the Company within the meaning of Section 414(b) of the Code, a trade or business (including a sole proprietorship, partnership, trust, estate or corporation) which is under common control with the Company within the meaning of Section 414(c) of the Code, or a member of an affiliated service group with the Company within the meaning of Section 414(m) or (o) of the Code.

"Excluded Assets" means the following assets of Sellers which assets are expressly excluded from the purchase and sale of assets contemplated by this Agreement and as such are not Purchased Assets:

- (i) all cash, cash equivalents and securities,

(ii) all notes, drafts, intercompany accounts and other obligations for the payment of money, including all rights to access or draw upon funds through credit lines or working capital arrangements, if any,

(iii) Existing Shareholder Leases and all leasehold improvements located on the real property underlying the Existing Shareholder Leases,

(iv) all bank and other depository accounts, corporate records and safe deposit boxes,

(v) all rights under this Agreement and the Purchase Price,

(vi) all employee benefit plans,

(vii) all causes of action, claims demands, set-offs, rights and privileges against third parties that relate to any Excluded Assets or Excluded Liabilities (as defined in Section 3.3(c)),

(viii) those other contracts or assets of the Company which are listed on *Exhibit 3* attached hereto,

(x) any and all real property owned by the Shareholder or a Related Party (whether leased to the Company or otherwise),

(xi) any and all Tax returns, Tax refunds, Tax loss carryforwards, Tax identification numbers or other identification numbers of the Company assigned by any Governmental Authority, and records related to the foregoing of the Company relating to the Business or the Purchased Assets for any period or portion thereof ending on or prior to the Closing Date (and any such refunds received by Buyer shall be promptly paid over by Buyer to the Company),

(xii) all assets used primarily in connection with the corporate functions of the Company (including but not limited to corporate charters, taxpayer and other identification numbers, records, seals, minute books and stock transfer books), and

(xiii) all collateral deposits with insurers of the Company.

"Existing Shareholder Leases" means those leases of real property pursuant to which the Company leases real property owned by the Shareholder or any Related Party, which are related to the Business. All Existing Shareholder Leases are listed on *Exhibit 4* attached hereto;

"Expenses" means any and all out-of-pocket expenses incurred in connection with investigating, defending or asserting any claim, action, suit or proceeding incident to any matter indemnified against hereunder (including, without limitation, court filing fees, court costs, arbitration fees or costs, witness fees and fees and disbursements of legal counsel, investigators, expert witnesses, accountants and other professionals).

"Financial Statements" means the unaudited financial statements of the Company, together with any schedules and notes thereto, which are dated as of December 31, 2003 and December 31, 2004, for the respective 12-month periods then ended, copies of which have been delivered to and received by Buyer.

"GAAP" means United States generally accepted accounting principles, consistently applied.

"Governmental Authority" means any foreign, domestic, federal, territorial, state, regional or local governmental authority, quasi-governmental authority, court, commission, board, bureau, agency or instrumentality, or any regulatory, administrative or other department, agency, or any political or other subdivision, department or branch of any of the foregoing.

"Hazardous Substances" means any pollutants, contaminants, toxic or hazardous substances, materials, wastes, constituents, compounds, chemicals, natural or man-made elements or forces that are regulated by, or form the basis of liability under, any Environmental Laws.

"HSR Act" means the Hart-Scott-Rodino Antitrust Improvements Act of 1976, as amended, and the rules and regulations promulgated thereunder.

"Intangible Personal Property" means each patent and patent application, copyright, copyright application, trademark, trademark application, service mark, service mark application, trade name and trade name registration (in any such case, whether registered or to be registered in the United States of America or elsewhere) applied for, issued to, licensed by or owned by Sellers and used in the Business and all processes, inventions, trade secrets, trade names, customer lists, customer contacts and relationships, computer programs, formulae, know how and other intangible personal property used, licensed or owned by Sellers and used in the Business, and all right, title and interest therein and thereto, including without limitation, the name "Home Building Components" and derivations thereof used in the Business, and any and all internet domain names used in the Business. All Intangible Personal Property is listed on *Exhibit 5* attached hereto.

"Interim Financial Statements" means the unaudited financial statements of the Company together with all schedules and notes thereto, which are dated as of August 31, 2005 and for the 8-month period then-ended, copies of which have been delivered to Buyer.

"Inventory" means any materials owned by the Company and used in the Business as of the Closing Date.

"Key Employees" means Thomas, Ryan Holmes and Ray Richmond.

"Knowledge of Sellers" means, as to a particular matter the actual knowledge of Shareholder, the Key Employees and Patty Freeman.

"Law" means any law, statute, treaty, rule, regulation, ordinance, order, decree, consent decree or similar instrument or determination or award of an arbitrator or a court or any other Governmental Authority.

"Liabilities" means all indebtedness, obligations, penalties and other liabilities (or contingencies that have not yet become liabilities), whether absolute, accrued, matured, contingent (or based upon any contingency), known or unknown, fixed or otherwise, or whether due or to become due, including without limitation, any fines, penalties, judgments, awards or settlements respecting any judicial, administrative, arbitration or other proceedings or any damages, losses, claims or demands with respect to any Law or otherwise.

"Material Adverse Effect" means with reference to the Company, any state of facts, change, circumstance, condition, development, event or occurrence that has, or reasonably could be expected to have, a material adverse effect on the assets, financial condition, prospects or results of operations of the Company.

"Net Assets" means Non-Cash Net Working Capital, exclusive of the current portion of any long term debt, plus the net book value of all property, plant and equipment of the Business.

"New Shareholder Leases" means those leases of real property to be executed and delivered at the Closing by Buyer and the Shareholder or a Related Party pursuant to which Buyer will lease the real property owned by Shareholder or any Related Party which is presently leased by the Company under the Existing Shareholder Leases, in substantially the form attached hereto as *Exhibit 6*;

"Non-Cash Net Working Capital" means an amount equal to (i) the current assets of the Company, consisting of Trade Accounts Receivable, other receivables, Inventory and prepaid expenses that are transferable, but excluding cash, less (ii) the current Liabilities of the Company, consisting of Trade Accounts Payable (excluding accrued vacation to the extent not assumed pursuant to Section 3.3(c)(vii), and other accrued expenses), determined in accordance with GAAP, provided that any and all intercompany accounts shall not be included.

"Permits" means all federal, state and local licenses, permits and other governmental authorizations relating to the Business. All Permits are listed on *Exhibit 7* attached hereto.

"Permitted Encumbrances" means (a) liens for Taxes and other governmental charges and assessments which are not yet due and payable, (b) statutory liens of landlords and statutory liens of carriers, warehousemen, mechanics and materialmen and other like statutory liens arising in the ordinary course of business for sums not yet due and payable, (c) other liens or imperfections on property which are not material in amount or do not materially detract from the value of or materially impair the existing use of the property affected by such lien or imperfections, (d) liens relating to deposits made in the ordinary course of business in connection with workers' compensation, unemployment insurance and other types of social security or to secure the performance of leases, trade contracts or other similar agreements, (e) purchase money liens on personal property acquired in the ordinary course of business, (f) liens securing executory obligations under any lease that constitutes a "capital lease" under GAAP, (g) any and all requirements of Law including those affecting the real property assets relating to zoning and land use, (h) any customary utility company rights, easements and franchises which do not materially detract from the value of or materially impair the existing use of the property affected by such lien or imperfections, and (i) the other liens, if any, set forth on Section 8.2 of the Disclosure Schedule.

"Person" means an individual, partnership, corporation, business trust, joint stock company, trust, unincorporated association, joint venture, Governmental Authority or other entity of whatever nature.

"Personal Property Leases" means those leases of personal property, involving the Business. All Personal Property Leases are listed on *Exhibit 8* attached hereto.

"Purchase Price" means (i) \$24,230,774, plus (ii) the non-cash net book value of the El Centro Facility, (iii) minus Debt, calculated as set forth on *Exhibit 9* attached hereto, (iv) plus or minus, as the case may be, any Estimated Net Asset Adjustment (as defined and calculated in Section 5 below), as such figure may be adjusted pursuant to Section 3.4 and Section 6, and (iv) minus the amount of accrued vacation specifically assumed by Buyer pursuant to Section 11.5.

"Purchased Assets" means the Contracts, Equipment, Intangible Personal Property, Non-Cash Net Working Capital, Permits, Personal Property Leases, Records, Real Property Leases, insurance policies (to the extent assignable), the deposits, reserves and assets in the Company's captive insurance programs related to insurance policies transferred to Buyer and its captive insurer, and all other assets owned by the Company and used in the Business, all goodwill of the Business and all rights, claims, credits, causes of action or rights of set-off against third parties relating to the foregoing and the Assumed Liabilities, other than Excluded Assets.

"Real Property Leases" means those leases of real property (other than the Existing Shareholder Leases), involving the Business. All Real Property Leases are listed on *Exhibit 10* attached hereto.

"Records" means all customer lists, sales brochures, computer software, books, records, accounts, correspondence, production records, employment records and any confidential information relating to the Business.

"Related Party" means any Person who, prior to the Closing, directly or indirectly, controls or is controlled by, or is under common control with the Company or the Shareholder.

"Reserve" means an amount equal to 10% of the Purchase Price payable at the Closing.

"Tax" (and, with correlative meaning, "Taxes") means any federal, state, local or foreign income, gross receipts, property, sales, use, license, excise, franchise, employment, payroll, withholding, alternative or add-on minimum, ad valorem, transfer or excise Tax, or any other Tax, custom, duty, governmental fee or other like assessment or charge of any kind whatsoever, together with any interest or penalty, imposed by any Governmental Authority.

"Trade Accounts Payable" means the obligations arising out of the Business to make payment to third parties for goods and services furnished to the Company in the ordinary course of the Business incurred prior to the Effective Date.

"Trade Accounts Receivable" means all obligations arising out of the Business to make payment to the Company, including obligations owed but not yet due, as of the Closing by all third-party purchasers of goods and services from the Company which purchases occurred in the ordinary course of the Business prior to the Effective Date.

2. PURCHASE AND SALE

2.1 Purchase and Sale. Pursuant to the terms, and subject to the conditions contained herein, at Closing, the Company agrees to sell and convey to Buyer, and Buyer agrees to purchase and accept from the Company, the Purchased Assets (and all of the Company's right, title and interest therein and thereto) for the Purchase Price and Buyer's agreement to assume the Assumed Liabilities, on the covenants, terms and conditions contained herein. Notwithstanding any implications to the contrary contained herein, the Purchased Assets shall not include the Excluded Assets. To the extent that any of the Purchased Assets are owned by or in the name of Shareholder or any of Shareholder's Related Parties which are not the Company, Shareholder shall convey all right, title and interest therein to Buyer at the Closing.

3. PURCHASE PRICE; LIABILITIES

3.1 Purchase Price. As consideration for the purchase of the Purchased Assets, Buyer shall pay to the Company, in the aggregate and in the manner set forth in Section 4 hereof, the Purchase Price.

3.2 Allocation of Value. The parties mutually agree that the allocation for tax purposes of the total of Purchase Price and the value of Assumed Liabilities among the Purchased Assets shall be as set forth on *Exhibit 11*, and the parties shall file all Tax returns or other Tax reports in a manner that is consistent with such allocation. If such allocation is challenged by a Governmental Authority and a reallocation is required, each party hereto shall be responsible for its own additional Tax Liabilities arising from such reallocation, if any.

3.3 Assumption of Certain Liabilities.

(a) Upon the terms and subject to the conditions set forth herein, at the Closing Buyer shall assume, and agree to thereafter pay when due and discharge and indemnify and hold harmless each of Sellers with respect to, the Assumed Liabilities (as defined below). All Assumed Liabilities required by GAAP to be reflected on the Company's balance sheet shall be included in the balance sheet of the Company as of the Effective Date for purposes of Section 6.1.

(b) For all purposes of and under this Agreement, the term "Assumed Liabilities" shall mean the following liabilities, but excluding the Excluded Liabilities (as defined below in Section 3.3(c)).

(i) any Trade Accounts Payable of the Company, but only to the extent reflected in the Financial Statements, specifically set forth on Schedule 3.3 or otherwise incurred in the ordinary course of the Business consistent with past practice since December 31, 2005;

(ii) any accrued liabilities of the Company as of the Effective Date, but only to the extent reflected in the Financial Statements, specifically set forth on Schedule 3.3 or otherwise accrued in the ordinary course of the Business consistent with past practice since December 31 2005;

(iii) any accrued expenses of the Company, in respect of accrued payroll, compensation, vacation and benefits expenses as of the Effective Date, but only to the extent reflected in the Financial Statements, specifically set forth on Schedule 3.3 or otherwise accrued in the ordinary course of the Business consistent with past practice since December 31, 2005; and

(iv) any executory liabilities and obligations of the Company as of the Effective Date under any Contract assumed by Buyer, but only to the extent reflected in the Financial Statements, or specifically set forth on Schedule 3.3 or otherwise incurred in the ordinary course of the Business consistent with past practice since December 31, 2005.

(c) Buyer shall not assume, and the term "Assumed Liabilities" shall not mean, refer to or include (and, therefore, the "Excluded Liabilities" shall mean) any Liability not specifically assumed by Buyer pursuant to Section 3.3(b), including without limitation, the following:

(i) Liabilities for Taxes of Sellers, including without limitation, those arising as a result of the transactions contemplated by this Agreement (other than as contemplated by Section 3.4(c) below);

(ii) Liabilities of Sellers in respect of expenses payable by it pursuant to Section 3.4 hereof;

(iii) Liabilities of Sellers not arising out of or relating to the Business or the Purchased Assets;

(iv) any Liability of Sellers to any person or entity the existence of which constitutes a breach of any covenant, agreement, representation or warranty of Sellers contained in this Agreement subject to the limitations set forth in Section 13;

(v) intercompany accounts;

(vi) the funded indebtedness and capitalized leases of Sellers including the items listed on Schedule 3.3 (the "Indebtedness"), including any principal, interest or other amount owing in respect of any such Indebtedness;

(vii) except as specifically assumed by Buyer pursuant to Section 11.5, any accrued or other liability of the Company for vacation pay earned by the Company employees through the Closing Date, any accrued or other liability of the Company under any employee pension benefit plan, employee welfare benefit plan, multiemployer plan, collective bargaining agreement, or any other plan or agreement with respect to any of the Company's employees, past or present, including any liability under the Worker Adjustment and Retraining Notification Act arising as a consequence of employment losses occurring through the Closing Date, and any liabilities arising under ERISA with respect to any employee benefit plan, as defined in Section 3(3) of ERISA, sponsored by any the Company Entity or any ERISA Affiliate, including the obligation to comply with Section 4980B of the Code and Part 6 of Title I of ERISA with respect to any group health plan, within the meaning of Section 5000(b)(1) of the

Code, sponsored by the Company as of the Closing Date, but excluding any Liability of the Company under COBRA;

(viii) any Liabilities with respect to or arising out of occurrences on or prior to the Closing Date or actions by Sellers on or prior to the Closing Date (except for the Liabilities specifically set forth in Section 3.3(b) above);

(ix) Liabilities of Sellers as set forth in Section 11.2 hereof;

(x) Liabilities of Sellers arising out of any writ, injunction, lawsuit, claim arbitration, proceeding, citation or notice letter threatened or pending as of the Closing Date, whether or not disclosed to Buyer;

(xi) Liabilities of Sellers related to insurance; and

(xiii) any Liabilities of Sellers that are not expressly Assumed Liabilities.

3.4 Certain Expenses.

(a) Buyer shall not pay or be liable for any of the following fees, expenses, Taxes or liabilities incurred by Shareholder, the Company or any of their respective Related Parties, all of which shall be borne and timely paid or caused to be paid by the Company or Shareholder as of or immediately prior to the Closing (except with respect to Taxes described in subsection (iii) below which shall be paid by Sellers when due in accordance with the Code):

(i) the fees and expenses of any person (including without limitation, The JIAN Group) retained by the Company or Shareholder or any of their respective Related Parties for brokerage, financial advisory or investment banking services or services as a finder rendered to the Company or Shareholder in connection with the proposed sale of the Purchased Assets, including without limitation, the transactions contemplated by this Agreement and the Stock Purchase;

(ii) the fees and expenses of legal counsel, auditors and accountants retained or employed by the Company or Shareholder or any of their respective Related Parties for services rendered to the Company or Shareholder or any of their respective Related Parties solely in connection with the proposed sale of the Purchased Assets, including without limitation, the transactions contemplated by this Agreement and the Stock Purchase;

(iii) any income, capital gains, sales, transfer, documentary, stamp or other Tax incurred by the Sellers as a result of the consummation of the transactions contemplated by this Agreement, except as contemplated by Section 3.2(c) (all of the foregoing set forth in this Section 3.2(a)(i)-(iii), the "Transaction Expenses").

(b) If Buyer shall pay any fee, expense, Tax or liability described in Section 3.4(a), the sum of all such payments shall be deducted from the Purchase Price. If any such payment is not deducted from the Purchase Price as provided in the preceding sentence, the

amount of such payments not so deducted shall be, at Buyer's election, paid from the Reserve or paid promptly by Sellers to Buyer upon demand.

(c) Buyer shall pay all documentary stamp or transfer Taxes or other similar charges of the Company arising in connection with the sale of the Purchased Assets to the Buyer (the "Sales Tax"). To the extent permitted by law, Buyer, the Company and Sellers shall cooperate fully in minimizing any such Sales Tax. The Company shall prepare and file any and all documents required to pay the Sales Tax (the "Sales Tax Forms"). The Company shall first provide a copy of such documents to Buyer and Parent for their review and approval (which shall not be unreasonably withheld or delayed) and Buyer shall pay the Sales Tax (the "Buyer Sales Tax Liability") at the time such documentation is to be filed with the appropriate Taxing authorities and the Sales Taxes are to be paid. To the extent a Taxing authority provides notice to a party of an audit of any Sales Tax, such party shall immediately notify the other parties, and Buyer shall assume responsibility for such audit and shall have complete authority to control, settle or defend any proposed adjustment to the Sales Tax, and the Company shall fully cooperate with Buyer in such settlement or defense. Buyer shall pay to the Company upon demand any Sales Tax for which Buyer is responsible hereunder that it fails to pay.

(d) All state, county and local ad valorem taxes on real or personal property shall be apportioned between Buyer and Sellers as of 11:59 P.M. on the Effective Date, computed on the basis of the fiscal year for which the same are levied and all utility charges, gas charges, electric charges, water charges, water rents and sewer rents, if any, shall be apportioned between Buyer and Sellers as of 11:59 P.M. on the Effective Date, computed on the basis of the most recent meter charges or, in the case of annual charges, on the basis of the established fiscal year. All prepaid expenses (including any rent) any Sellers paid prior to the Effective Date in respect of the Business shall be apportioned between Buyer and Sellers as of 11:59 P.M. on the Effective Date computed on the basis of the benefit received by Sellers prior to the Effective Date and the benefit to be received by Buyer subsequent to the Effective Date with respect to any contract or other matter to which the prepaid expense relates. All prorations shall be made and the Purchase Price shall be adjusted insofar as feasible on the Closing Date, except to the extent such prorations are reflected in the Effective Date Estimate described in Section 5.1. During the Post-Closing Adjustment Period (as defined in Section 6.1), Sellers shall advise Buyer and Buyer shall advise Sellers of any actual changes to such prorations, and the Purchase Price shall be increased or decreased, as applicable, at the end of the Post-Closing Adjustment Period. In the event Buyer or Sellers shall receive bills after the Closing Date for expenses incurred prior to the Effective Date that were not prorated in accordance with this Section 3.4(d) or which were for expenses incurred by Buyer after the Effective Date, then Buyer or Sellers, as the case may be, shall promptly notify the other party as to the amount of the expense subject to proration and the responsible party shall promptly pay its portion of such expense (or, in the event such expense has been paid on behalf of the responsible party, reimburse the other party for its portion of such expenses).

4. TERMS OF PAYMENT

4.1 Payment Due at Closing. At Closing, Buyer shall pay to the Company the Purchase Price for the Purchased Assets as set forth in Section 3, less the Reserve described in Section 4.2. Such payment shall consist of immediately available funds delivered by wire

transfer in accordance with payment instructions provided by Sellers to Buyer at least two days prior to the Closing.

4.2 Reserve. Sellers agree that Buyer shall withhold the Reserve from the Purchase Price for the Purchased Assets for a period of one hundred and twenty (120) days following Closing ("Post Closing Adjustment Period") as a reserve to be applied to the satisfaction of: (i) any Excluded Liabilities that are paid by Buyer or that Buyer determines it wants to pay directly after the Post Closing Adjustment Period, (ii) subject to the limitations in Section 13 (including the application of the Threshold Amount), any losses incurred as a result of any breach of any of the representations and warranties of the Company, Shareholder and Thomas set forth in Section 8; and (iii) payment of any amounts, not in dispute, owing by Sellers to Buyer at the end of the Post Closing Adjustment Period. Interest shall accrue on the Reserve at the prime rate as announced by Wells Fargo Bank and shall be added to the Reserve. Any interest earned on the Reserve account shall be distributed proportionally to the Company and Buyer based upon the proportion of the Reserve paid to them. After deducting all amounts owed to Buyer by Sellers from the Reserve, including all interest accrued thereon, Buyer shall pay to the Company the net amount of the Reserve within five (5) days of the end of the Post Closing Adjustment Period, or such later time as any disputed matters related thereto shall have been resolved between the parties. If Sellers owe Buyer more than the amount of the Reserve, such additional amount shall be paid by Sellers to Buyer in immediately available funds within five (5) days of the end of the Post Closing Adjustment Period, or such later time as any disputed matters related thereto shall have been resolved between the parties. Buyer's recovery for (i) through (iii) above shall not be limited to the amount of the Reserve.

5. EFFECTIVE DATE NET ASSET ADJUSTMENT

5.1 Estimated Net Asset Adjustment. The Purchase Price will be subject to adjustment on the Closing Date based on a good faith estimate, using the same accounting methods, policies, practices and procedures, with consistent classifications and estimation methodologies (collectively, "Methodologies") as used by the Company in the preparation of the Financial Statements, of the amount by which the Net Assets of the Company (the "Net Assets Estimate") as of the Effective Date is greater than or less than \$1,218,633 (the "March 31 Net Assets Average"). This difference will be the "Estimated Net Assets Adjustment" to be applied to the Purchase Price. If the Net Assets Estimate is greater than the March 31 Net Assets Average, then the difference shall be added to the Purchase Price; and, if the Net Assets Estimate is less than the March 31 Net Assets Average, then the difference shall be subtracted from the Purchase Price.

5.2 Effective Date Estimate. Shareholder, the Company, and Buyer shall cooperate in good faith to discuss and determine the Effective Date Estimate set forth in Section 5.1 no later than two days prior to the Closing Date. Sellers shall provide to Buyer any documentation reasonably requested by Buyer that may assist in making or confirming such estimate.

6. POST CLOSING ADJUSTMENT

6.1 Post Closing Adjustment. Prior to the termination of the Post Closing Adjustment Period, Buyer shall prepare a balance sheet of the Company as of the Effective Date for the

purpose of determining the actual Net Assets of the Company as of the Effective Date (the "Actual Effective Date Net Assets"). The Actual Effective Date Net Assets (i) shall be prepared using the same Methodologies as were used in the preparation of the Financial Statements, (ii) will use the same methods to include Transaction Expenses and exclude the effects of the Asset Purchase as described in Section 5.1 above and (iii) will not include any changes in assets or liabilities as a result of purchase accounting adjustments arising from the transactions contemplated by or resulting from this Agreement or subsequent changes in accounting policy or procedure. Within ninety (90) days after the Closing Date, Buyer shall submit to Sellers a statement of the Actual Effective Date Net Assets and all requested adjustments to be made to the Purchase Price. Sellers shall have thirty (30) days after receipt of such list of requested adjustments to object in writing to any of the adjustments to Buyer. Any requested adjustments that are not objected to during such thirty (30) day period shall be deemed to be agreed to by Sellers. Buyer and Sellers agree to negotiate and attempt to resolve in good faith any requested adjustments to which objections have been raised during the period of thirty (30) days following receipt of objections. Each party shall provide the other party and its representatives with reasonable access (without material disruption to the Company) to books and records and relevant personnel during the preparation of the Actual Effective Date Net Assets balance sheet and the resolution of any disputes that may arise under this Section 6.1. Any requested adjustments to the Purchase Price that Sellers have objected to and not resolved during the thirty (30) day period following the objection shall be settled in accordance with the CPA Procedure (as defined below in Section 6.4). If the amount of (a) the Actual Effective Date Net Assets as finally determined is greater than (b) the Net Assets Estimate, then the difference shall be deemed added to the Purchase Price and shall be paid within ten (10) Business Days by Buyer to Shareholder. If the amount of (y) the Actual Effective Date Net Assets as finally determined is less than (z) the Net Assets Estimate, then the difference shall be deemed subtracted from the Purchase Price and shall be paid within ten (10) Business Days by Sellers to Buyer or, at Buyer's discretion, subtracted from the Reserve. Any payments shall be made by wire transfer of immediately available funds in accordance with the payment instructions provided by the applicable party. Any uncontested amounts shall be paid promptly.

6.2 Accounts Receivable. For purposes of the calculation of Actual Effective Date Net Assets, all Trade Accounts Receivable that are booked by the Company as of the Effective Date but that are more than ninety (90) days past due as of the ninetieth (90th) day following the Effective Date shall be treated as though written off prior to the Effective Date and shall be irrevocably assigned to Shareholder as provided in Section 15.1. For all calculations under this Agreement, accounts payable and accrued expenses shall be reviewed and valued in a manner consistent with the preparation of the Financial Statements.

6.3 Reporting of Post-Closing Adjustments. Buyer and Sellers agree to treat any adjustments pursuant to this Section 6 as adjustments to the Purchase Price for federal and state income tax purposes.

6.4 CPA Procedure. In the event the parties cannot agree on the adjustments, they shall refer the matter to their respective outside certified public accountants to resolve (each individually a "Party Accountant" and, collectively, the "Party Accountants"). The Party Accountants will only consider those items and amounts set forth on the Actual Effective Date Net Assets balance sheet as to which the parties have disagreed within the time periods and on

the terms specified above and must resolve the matter in accordance with the terms and provisions of this Agreement. If the Party Accountants cannot agree on the disputed requested adjustments within twenty five (25) Business Days of the submission to them of the disputed items, the Party Accountant designated by Buyer or the Company and the Party Accountant designated by Shareholder shall mutually appoint a third certified public accountant, who shall be employed by an independent (not having provided tax or audit services to any of Sellers, Company, Buyer or any Buyer Related Party for the twenty four (24) month period prior to the date hereof) accounting firm of national reputation ("CPA") who shall be instructed based solely on the evidence presented by the accountants to determine the appropriate adjustment. The CPA shall within thirty (30) days after such appointment, determine and report to the parties the CPA's determination as to each requested adjustment disputed by Shareholder, and such determination and report shall be final, binding and conclusive on the parties hereto. The fees and expenses of the CPA shall be allocated among the Company and Shareholder as follows: (x) Shareholder's share of such fees and disbursements shall be in the same proportion that the aggregate amount of such disputed requested adjustments so submitted by the Shareholder to the CPA bears to the total amount of such disputed requested adjustments so submitted by the Shareholder to the CPA; and (y) the Company will be responsible for the balance of the CPA's fees not paid by Shareholder pursuant to clause (x) above. Each party hereto shall bear the costs of its respective Party Accountant used in any CPA Procedure initiated under this Agreement. In the event the Party Accountants are unable to mutually agree upon a CPA, the resolution of the disputed requested adjustments shall be resolved as set forth in Section 22.9. The foregoing dispute resolution procedure is referred to as the "CPA Procedure." The CPA Procedure shall not permit the introduction of different Methodologies for purposes of determining the asset and liability balances from those used in the preparation of the Financial Statements. The CPA shall only select as a resolution the position of either Buyer or Sellers for each item of disagreement or a position between the two, and shall not impose any other resolution.

7. CONTRACTS AND LEASES

7.1 Contracts. The Company shall deliver to Buyer, as *Exhibit 1*, a schedule setting forth all Contracts that (i) involve obligations (contingent or otherwise) of, or payments to, the Company in excess of \$50,000 or (ii) have provisions restricting or affecting the development, manufacture or distribution of the Company's products or services, which shall include, as applicable: the name of parties; contact person and information, location of project, amount of work completed and paid under the Contract, amount of work to be completed under the Contract and total Contract price.

7.2 Real Property Leases and Personal Property Leases. Buyer shall assume and perform all Real Property Leases and Personal Property Leases as of the Effective Date, to the extent that such Leases can be assigned to Buyer. The Company agrees to make lease payments through the Closing Date. Buyer and Sellers agree to cooperate in obtaining consent to the assignment of the Leases to Buyer. To the extent that any of the Leases cannot be assigned, Buyer agrees to sublease from the Company the real property, equipment or other property covered by such Leases for an amount equal to the Company's total remaining cost under such Leases.

7.3 Existing Shareholder Leases. All Existing Shareholder Leases shall not be assumed by Buyer and shall be terminated as of the Closing Date. At and effective on the Closing, Buyer and Shareholder agree to execute and deliver the New Shareholder Leases.

8. REPRESENTATIONS AND WARRANTIES OF SELLERS

Sellers hereby jointly and severally represent to Buyer and Parent, except as specifically disclosed in the disclosure schedules delivered to Buyer herewith (the "Disclosure Schedule"), as follows, and the representations contained in this Section or elsewhere in this Agreement shall be deemed to be made on the date hereof and as of the Closing Date, and shall survive the Closing for the applicable periods set forth in Section 13:

8.1 Good Standing; Authorization. The Company is duly organized, validly existing and in good standing under the laws of the state of its incorporation, with full corporate power to carry on its business as it is now and has since its organization been conducted and to own, lease or operate the Purchased Assets owned, leased or operated by it, and is qualified to do business in the State of California and in every other jurisdiction in which the conduct of the Business requires it to qualify. The Company and Shareholder have all requisite power and authority to enter into this Agreement and to carry out the transactions contemplated hereby. This Agreement has been duly executed and delivered by the Company and Shareholder, assuming the due authorization and execution of this Agreement by Buyer, is the valid, binding obligation of the Company and Shareholder enforceable against the Company and Shareholder in accordance with its terms, except that (i) such enforcement may be subject to bankruptcy, insolvency, reorganization, moratorium or other similar laws now or hereafter in effect relating to creditors' rights, and (ii) the remedies of specific performance and injunctive and other equitable relief may be subject to equitable defenses and to the discretion of the court before which any proceedings may be brought. Shareholder is not a business trust that is classified as a corporation under the Code for federal income tax purposes.

8.2 Ownership of Purchased Assets. The Company is the lawful owner of each of the Purchased Assets, and the Purchased Assets are free and clear of any liens, mortgages, pledges, security interests, restrictions, prior assignments, encumbrances, options or claims of any kind or nature whatsoever except for Permitted Encumbrances, which Permitted Encumbrances are set forth on the Disclosure Schedule (collectively, "Liens"). At the Closing, the Company will transfer to Buyer all of its right, title and interest in the Purchased Assets, free and clear of all Liens. The Purchased Assets include all assets, rights and interests used in the Business as currently conducted other than the Excluded Assets. The Business is an operating business and the transfer of the Purchased Assets to Buyer pursuant to this Agreement will enable Buyer to continue to operate the Business in the manner currently conducted immediately after the Closing, subject to Buyer's engaging the necessary personnel and continuing the Business in accordance with the Company's historical practices.

8.3 Tax Matters. The Company has timely filed all Tax returns heretofore required to be filed with respect to Taxes imposed on the Business, all such returns were true, complete and correct and the Company has paid or will have paid all Taxes shown to be due on such returns. There are no liens for Taxes upon the Purchased Assets, except liens for current Taxes not yet due or delinquent. Except as set forth in Section 8.3 of the Disclosure Schedules, the Company

has made provision, consistent with its past accounting practices, in its Interim Financial Statements for payment of all Taxes, including without limitation, all federal, state and local Taxes, that have been incurred but are not currently due as of the date of the Interim Financial Statements. No extension of a statute of limitations relating to Taxes with respect to the Company is in effect. The Company has not received notice that it is or may be subject to Tax in a jurisdiction in which it has not filed, or does not currently file, Tax returns. The Company has withheld for its employees or the employees of the Business any and all applicable Taxes for all pertinent periods in compliance with the Tax withholding provisions of all applicable Laws. The Company has delivered to Buyer and Buyer has received true copies of every Tax return of the Company for the years ended December 31 of 2002, 2003 and 2004.

8.4 Compliance with Laws, Licenses and Permits. The Company and Shareholder are not in violation of (i) any applicable order, judgment, injunction, award or decree, or (ii) any Law, statute, ordinance, regulation or other requirement of any Governmental Authority, relating to the Business. The Company and Shareholder have received and maintain, as current, all material Permits and licenses required to conduct the Business, and all such Permits are set forth on *Exhibit 7* attached hereto. Each Permit is valid and in full force and effect and none of such Permits will be terminated or become terminable or impaired as a result of the transactions contemplated hereby. Except as set forth in Section 8.4 of the Disclosure Schedules, none of Sellers have received any notice of any asserted present or past failure by the Company to comply with any such Laws.

8.5 Financial Statements. The Company has delivered to Buyer and Buyer has received the Company Financial Statements. Except as set forth in Section 8.5 of the Disclosure Schedules, the Financial Statements: (i) have been prepared in accordance with the books and records of the Company, (ii) have been prepared in accordance with the Company's normal practices for the Business (which practices are in accordance with GAAP) consistently applied, and (iii) present fairly, in all material respects, the financial position and the results of operations of the Company, at and for the fiscal periods then indicated. The Interim Financial Statements: (i) have been prepared in accordance with the books and records of the Company, (ii) have been prepared in accordance with the Company's normal practices for the financial statements for periods other than at year-end (which practices are in accordance with GAAP, except for the absence of footnotes and statement of cash flows, as required by GAAP) consistently applied, and (iii) present fairly, in all material respects, the financial position and the results of operations of the Company, at and for the fiscal periods indicated therein, subject to normal year-end adjustments.

8.6 Absence of Certain Changes. Except as set forth in Section 8.6 of the Disclosure Schedules, since the date of the Interim Financial Statements, the Company has conducted the Business in the ordinary course consistent with past practice; and there has not been:

(a) any event, occurrence, state of circumstances or facts or change in respect of the Company or the Business that has had or that may be reasonably expected to have, either alone or together, a Material Adverse Effect on the Company or the Business;

(b) any change in any liabilities of the Company that has had, or that may be reasonably expected to have, a Material Adverse Effect on the Business or the Purchased Assets;

(c) any (i) payments by the Company in satisfaction of any liabilities, other than in the ordinary course of business consistent with past practice or (ii) creation, assumption or sufferance of (whether by action or omission) the existence of any lien on any of the Purchased Assets;

(d) any waiver, amendment, termination or cancellation of any Contract or any relinquishment of any material rights thereunder by the Company, other than, in each such case, actions taken in the ordinary course of business consistent with past practice that are not material with respect to any such Contract;

(e) any change by the Company in its historical accounting policies, except any such change required by a change in GAAP; or

(f) any (i) capital expenditure commitment by the Company individually in excess of \$100,000 or in excess of \$250,000 in the aggregate for additions to property, plant, equipment or intangible capital assets comprising Purchased Assets likely to occur, in whole or in part, after the Closing Date or (ii) sale, assignment, transfer, lease or other disposition of or agreement to sell, assign, transfer, lease or otherwise dispose of any Purchased Asset except in the ordinary course of Business.

8.7 Legal Proceedings. Except as set forth in Section 8.7 of the Disclosure Schedules, there are no lawsuits, assertion of claims, charges, hearings, or arbitrations pending or, to the Knowledge of Sellers, threatened against or involving the Company, the Shareholder (as it relates to its role in the Business), the Business or the Purchased Assets, or that seek to prevent or enjoin, alter or delay the transactions contemplated by this Agreement.

8.8 Contracts and Assumed Leases. The Contracts listed at *Exhibit 1* represent each Contract that (i) involve obligations (contingent or otherwise) of, or payments to the Company in excess of \$50,000 or (ii) have provisions restricting or affecting the development, manufacture or distribution of the Company's products or services, to which the Company is a party or by which the Purchased Assets are bound. The Personal Property Leases and Real Property Leases listed at *Exhibits 8* and *10*, respectively (the "Assumed Leases") represent each Personal Property Lease and Real Property Lease to which the Company is a party. Each such Contract and Assumed Lease is a legal, valid and binding obligation of the Company and, to the Knowledge of Sellers, each other person who is a party thereto, and is in full force and effect. The Company has provided Buyer and BMCC and Buyer and BMCC have received complete and accurate copies of each of the Contracts and Assumed Leases. There are no material Contracts except as reflected on *Exhibit 1*. The Assumed Leases are current and no past due amounts are owing. Except as set forth in Section 8.8 of the Disclosure Schedules, there has not occurred any material default under any Contract or Assumed Lease on the part of the Company or, to the Knowledge of Sellers, on the part of the other parties thereto, and no event has occurred which, with the giving of notice or the lapse of time, or both, would constitute any default under any Contract or Assumed Lease.

8.9 Agreement Not In Breach of Other Instruments. The execution, delivery and performance of this Agreement by the Company and Shareholder and the consummation of the transactions contemplated hereby will not result in a breach of (i) any of the terms and

provisions of, or constitute a default under, or conflict with, or give rise to any right of consent, termination, cancellation, modification or acceleration of, or a loss of any benefit under any Contract, Assumed Lease or any other material agreement, indenture or other instrument to which the Company or Shareholder are a party or by which the Company or Shareholder, or the Purchased Assets are bound, (ii) the articles of incorporation or bylaws of any the Company, or (iii) any judgment, decree, order or award of any Governmental Authority. The execution and delivery by each of Sellers of this Agreement and each agreement contemplated by this Agreement, and the performance by each of Sellers of its respective obligations hereunder or thereunder, do not and will not require a registration, filing, application, notice, consent, approval, order, qualification or waiver with, to or from any Government Authority, except as required under the HSR Act.

8.10 Accounts Receivable. All Trade Accounts Receivable shown on the Company Financial Statements and estimated by the Company as of the Closing Date represent bona fide transactions made in the ordinary course of the Business.

8.11 Equipment. A complete and accurate list of the Equipment utilized in the operation of the Business is attached as *Exhibit 2*. The Company has free and clear title to the Equipment. The Equipment is in good operating condition and repair and is adequate for the uses to which it is put, and none of such Equipment is in need of replacement, maintenance or repair except for routine replacement, maintenance or repair.

8.12 Trade Accounts Payable. All Trade Accounts Payable incurred by the Company prior to the date hereof and prior to the Closing Date were incurred in the ordinary course of business. The amount of the Trade Accounts Payable reflected in the Interim Financial Statements is true and correct. The amount of the Trade Accounts Payable estimated by the Company as of the Closing Date as part of the Net Assets Estimate represents the Company's best efforts good faith estimate of such figure.

8.13 Labor Matters. There are no material disputes, employee grievances or other disciplinary actions pending or, to the Knowledge of Sellers, threatened involving any of the present or former employees of the Business. There is no labor strike, dispute, slowdown or stoppage pending or, to the Knowledge of Sellers, threatened against or affecting the Business, and the Business has not experienced any work stoppage or labor difficulty within the past twelve (12) months. The Company has no agreement, arrangement or commitment to create any additional plan or arrangement or to modify or amend any existing employee benefit plan of the Business. Neither Shareholder nor the Company is a party to any organized labor contracts nor does the Company have any liability to any organized labor pension plan.

The Company has made available to Buyer true, correct and complete copies of all written employee benefit plans, all contracts related thereto, and the most recently available annual report, summary plan descriptions, IRS Form 5500s (or 5500 Cs or 5500 Rs) and favorable determination letters for such employee benefit plans of the Business. All employees of the Business are either (i) United States citizens, or (ii) non- United States citizens with valid permanent residency status or a valid right to work in the United States.

8.14 Brokers and Finders. Except for payments to The JIAN Group, for which Shareholder or the Company shall be solely responsible, neither the Company nor Shareholder have agreed to pay, or have taken any action that will result in any third party becoming obligated to pay or be entitled to receive, any investment banking, brokerage, finder's or similar fee or commission in connection with this Agreement or the transactions contemplated hereby.

8.15 Environmental Laws. The Company has at all times been operated and is in compliance, in all material respects, with all Environmental Laws. The Company is in compliance with all permits required by all Environmental Laws ("Environmental Permits"), and the Business has made all required filings for issuance or renewal of such Environmental Permits. There are no claims, notices, civil, criminal or administrative actions, suits, hearings, proceedings or to the Knowledge of Sellers, investigations or inquiries pending against the Company or, to the Knowledge of Sellers, threatened that are based on or related to any Environmental Matters or the failure of the Company to have any required Environmental Permits. There are no past or present conditions, events, circumstances, facts, activities, practices, incidents, actions, omissions or plans that would: (a) interfere with or prevent continued compliance by the Company with Environmental Laws and the requirements of Environmental Permits or (b) result in a judgment against the Company for the violation of any Environmental Law. The Company has not received (x) any notice or other communication that the Company is or may be a potentially responsible person or otherwise liable in connection with any waste disposal site used by the Business for the disposal of any Hazardous Substances, or (y) notice of any failure of the Business to comply with any Environmental Law or the requirements of any Environmental Permit. The Company has not been at any time requested or required by any Governmental Authority having jurisdiction under any Environmental Laws to perform any investigative or remedial activity or other action in connection with any Environmental Matter in respect of the Business. The Business has not used any waste disposal site, or otherwise disposed of or transported any Hazardous Substances in violation of Environmental Laws. The Company has not arranged for the transportation of any Hazardous Substances to any place or location, in violation of any Environmental Laws. During the period of ownership, lease or control by the Company, there has been no release of any Hazardous Substances in violation of Environmental Laws at, on, about, under, or within any assets or properties currently or formerly owned, leased, or controlled by the Company (other than pursuant to and in accordance with Environmental Permits held by the Company). Sellers have made available to Buyer any and all third party environmental reports that are in the possession of or reasonably available to Sellers regarding Environmental Matters pertaining to the Business.

8.16 No Undisclosed Liabilities. The Business does not have any Liabilities or obligations of a nature required by GAAP to be reflected on or disclosed in the footnotes to a balance sheet of the Business except for (i) Liabilities disclosed, reflected or reserved against in the Interim Financial Statements, (ii) Liabilities incurred after the date of this Agreement in the ordinary course of business, (iii) the matters disclosed in or arising out of matters set forth on the Disclosure Schedule or which are the subject of other representations and warranties set forth herein, and (iv) Liabilities and obligations incurred in connection with this Agreement and the transactions contemplated hereby.

8.17 Competitive Restrictions. Neither the Company, the Shareholder nor the Business is subject to any Contract or is bound in any other way that restricts its ability to conduct its or

his operations in any material respect or engage in any kind of business or sell any kind of product in any market.

8.18 Intangible Personal Property. Each item of Intangible Personal Property is set forth on *Exhibit 5*. Except as set forth in Section 8.18 of the Disclosure Schedules, the Company owns all Intangible Personal Property free and clear of all encumbrances and has taken commercially reasonable steps to protect its rights therein. Except as set forth in Section 8.18 of the Disclosure Schedules, the Company has not (i) received written notice of any infringement by it of the rights of any person with respect to such Person's intellectual property, or (ii) infringed, misappropriated or otherwise violated (and the operation of the Business as currently conducted does not infringe, misappropriate or otherwise violate) any intellectual property rights of any person. To the Knowledge of Sellers, no Person has infringed, misappropriated or otherwise violated any of the Company's Intangible Personal Property.

8.19 Insurance. The Company maintains insurance with reputable insurers for its business against all risks normally insured against, and in amounts normally carried by business organizations of similar size engaged in similar lines of business. All such insurance policies are in full force and effect and are valid, outstanding and enforceable, and all premiums due thereon have been paid in full. All insurance policies of the Company which are in force are listed on Schedule 8.21 of the Disclosure Schedule, and copies of all such policies have been delivered to and received by Buyer. The Company has complied in all material respects with the provisions of all such insurance policies covering the Company or any of the Company's assets and properties. Except as set forth in Section 8.19 of the Disclosure Schedules, no insurer under any insurance policy has canceled or generally disclaimed liability under any such policy or, to the Knowledge of the Company or Sellers, indicated any intent to do so or not to renew any such policy.

8.20 Projections. All written cost estimates, written forecasts, written projections, written business plans or other written projections or written forward-looking information that may have been prepared and provided by the Company to Buyer prior to the date hereof (the "Projections") were prepared in good faith by the officers of the Company and based on assumptions that were reasonable to such officers at the time they were made. All Projections, if any, are set forth on Schedule 8.20 of the Disclosure Schedules.

8.21. Disclosure. Except as set forth in Section 8.21 of the Disclosure Schedules, there is no event or circumstance that Sellers have knowingly failed to disclose to Buyer, Parent or BMCC and that would have a material adverse effect on the value of the Purchased Assets or the Business. No representation of or warranty by Sellers, or either of them, in this Agreement or any document, Schedule or Exhibit attached hereto or delivered prior to or at the Closing pursuant hereto contains any untrue statement of a material fact or omits to state a material fact necessary to make the statements of facts contained therein not misleading.

9. REPRESENTATIONS AND WARRANTIES OF BUYER AND PARENT

Buyer and Parent hereby jointly and severally represent and warrant to the Company and Shareholder as follows, and the warranties and representations contained in this Section or

elsewhere in this Agreement shall be deemed to be made on the date hereof and as of the Closing Date, and shall survive the Closing for the applicable periods set forth in Section 13:

9.1 Financial Ability. Buyer has, and will have at the Closing, the financial ability to consummate the transactions contemplated by this Agreement.

9.2 Corporate Status. Buyer is a corporation duly organized, validly existing and in good standing under the laws of the state of Delaware and is qualified or licensed to do business in the State of California.

9.3 Authority. Buyer has full power and authority to execute and perform this Agreement and each other agreement contemplated hereby. Upon execution hereof, this Agreement shall be a valid and legally binding obligation of Buyer, enforceable against Buyer in accordance with its terms, except that (i) such enforcement may be subject to bankruptcy, insolvency, reorganization, moratorium or other similar laws now or hereafter in effect relating to creditors' rights, and (ii) the remedies of specific performance and injunctive and other equitable relief may be subject to equitable defenses and to the discretion of the court before which any proceedings may be brought. Neither the execution nor the performance of this Agreement or each agreement contemplated hereby will violate the terms or any provision of Buyer's Certificate of Incorporation or Bylaws or any material note, loan agreement, lease or other material contract or agreement to which Buyer is a party except that the consent of certain lenders of Buyer and its affiliates shall be required to consummate the transactions contemplated hereby.

9.4 Brokers and Finders. Buyer has not agreed to pay, nor taken any action that will result in any third party becoming obligated to pay or be entitled to receive, any investment banking, brokerage, finder's or similar fee or commission in connection with this Agreement or the transactions contemplated hereby.

9.5 No Violation of Law. The execution and delivery by Buyer of this Agreement and each agreement contemplated by this Agreement, and the performance by Buyer of its obligations hereunder or thereunder, do not and will not (i) violate any provision of applicable Law relating to Buyer; (ii) violate any provision of any order, arbitration award, judgment or decree to which Buyer is subject; or (iii) except as required under the HSR Act, require a registration, filing, application, notice, consent, approval, order, qualification or waiver with, to or from any Government Authority.

9.6 No Litigation or Regulatory Action.

(a) There are no lawsuits, assertion of claims, charges, hearings, arbitrations or proceedings pending or, to the knowledge of Buyer, threatened against Buyer or its affiliates which would reasonably be expected to prevent, hinder or delay the consummation of any of the transactions contemplated by this Agreement or any agreement contemplated by this Agreement; and

(b) There are no lawsuits, assertion of claims, charges, hearings, arbitrations pending or, to the knowledge of Buyer, threatened, that question the legality or propriety of the transactions contemplated by this Agreement or any agreement contemplated by this Agreement.

9.7 Independent Analysis.

(a) Buyer has relied solely on the results of its own independent investigation and the representations and warranties of the Sellers set forth in this Agreement and in the Schedules and Exhibits to this Agreement. Such representations and warranties by the Sellers constitute the sole and exclusive representations and warranties of the Sellers to Buyer or Buyer in connection with the transactions contemplated hereby, and Buyer acknowledges and agrees that the Sellers are not making any representation or warranty whatsoever, express or implied, beyond those expressly given in this Agreement, any ancillary agreement contemplated hereby or in a Schedule or Exhibit to this Agreement.

(b) Without limiting the foregoing, Buyer acknowledges that neither Thomas nor the Shareholder has made any representation or warranty, express or implied, as to the accuracy or completeness of any memoranda, charts, summaries, presentations or schedules (excluding Schedules to this Agreement) heretofore made available by Thomas, the Company or the Shareholder to Buyer or any other information which is not made in this Agreement or in a Schedule or Exhibit to this Agreement. Buyer further acknowledges and agrees that any Projections set forth on Schedule 8.24 to the Disclosure Schedules were prepared for internal planning purposes only and are not representations or warranties of Thomas, the Company or Shareholder, and no assurances can be given that any estimated, forecasted, projected or predicted results will be achieved.

10. NONCOMPETITION AGREEMENTS

10.1 Sellers' Noncompete. Each of the Sellers agrees that for a period of five (5) years following the Closing Date, it or he (as applicable) shall not:

(a) directly or indirectly, as employee, consultant, partner, owner, employer, creditor or otherwise, engage in any aspect of the Business in the State of California (the "Territory"); provided, however that this Section 10.1(a) shall not prohibit a Seller from owning (solely as a passive investor) securities in any publicly-held corporation that may be engaged in the Business in the Territory; but only to the extent Sellers do not own, of record or beneficially, more than an aggregate of two percent (2%) of the outstanding beneficial ownership of such corporation;

(b) directly or indirectly, solicit, divert, take away, or attempt to solicit, divert or take away, any of the customers of Buyer or any Buyer Related Party or the business or patronage of any such customers, either for itself or himself or on behalf of any other person, firm, partnership, limited liability company or corporation within Buyer's market or any Buyer Related Party's market; provided, however, that this Section 10.1(b) shall not prohibit such entity from soliciting such customers with respect to business that is non-competitive with Buyer's or any Buyer Related Party's business; or

(c) directly or indirectly facilitate, encourage, or participate in any way in the solicitation, recruitment or hiring of any employee of Buyer or any Buyer Related Party either for itself or on behalf of any other person, firm, partnership, limited liability company or corporation.

As used in this Section 10, the term "directly or indirectly" includes an investment in any partnership, corporation or other business entity and includes the solicitation of any employee of Buyer on behalf of itself or any other person for employment in a business that is competitive with the Business.

10.2 Reasonableness of Restrictions. Sellers acknowledge that compliance with the provisions of Section 10 is reasonable and necessary to protect the value of the Purchased Assets and Buyer's and its affiliates' legitimate business interests.

10.3 Irreparable Harm and Injunctive Relief. Sellers acknowledge that a breach of Sellers' obligations under Section 10 will result in great, irreparable and continuing harm and damage to Buyer for which there is no adequate remedy at law. Sellers agree that in the event any of them breach this Agreement, Buyer and BMCC shall be entitled to seek, from any court of competent jurisdiction, preliminary and permanent injunctive relief to enforce the terms of this Agreement, in addition to any and all monetary damages allowed by law, jointly and severally against each of the Sellers.

10.4 Extension of Covenants. In the event any of the Sellers violates any one or more of the covenants contained in Section 10, the term of each such covenant so violated shall be automatically extended for a period equal to the period during which such Seller is in violation of such covenants.

10.5 Judicial Modification. The non-competition provisions of this Agreement shall be deemed to consist of a series of separate covenants, one for each line of business carried on by Buyer (and the Buyer Related Parties, as applicable) and each county included within the Territory. The parties expressly agree that the character, duration and geographical scope of such provisions are reasonable in light of the circumstances as they exist on the date upon which this Agreement has been executed. The parties have attempted to limit Sellers' right to compete only to the extent necessary to protect the value of the Purchased Assets and Buyer's and the Buyer Related Parties' goodwill and business interests related thereto. The parties recognize, however, that reasonable people may differ in making such a determination. Consequently, the parties hereby agree that a court having jurisdiction over the enforcement of this Agreement shall exercise its power and authority to reform the covenants under Section 10 to the extent necessary to cause the limitations contained therein as to time, geographic area and scope of activity to be restrained to be reasonable and to impose a restraint that is not greater than necessary to protect the value of the Purchased Assets and Buyer's and Buyer Related Parties' affiliates goodwill and business interests related thereto.

11. EMPLOYEES

11.1 Definition. Sellers have furnished to Buyer a list as of the date hereof of all persons regularly employed on either a part-time or full-time basis by the Company in connection with the Business, including their current wages and salary rates. The term "Employees" shall mean all persons included on such list, including employees on leave of absence, as well as those persons who become regularly employed by the Company between the date hereof and the Closing Date, other than the Key Employees.

11.2 Termination. On the Closing Date, the Company shall terminate all Employees then employed by the Business. With respect to terminated Employees and any persons who terminated employment, including by notice of termination prior to Closing, the Company shall be solely responsible for payment, when and if due, of all salaries, wages, bonuses, vacation (subject to Section 11.5), COBRA liabilities and other obligations, if any, owed to Employees or past employees of the Business as of the Effective Date.

11.3 Key Employees. Buyer shall offer employment to the Key Employees under the Key Employee Employment, Confidentiality, Noncompetition Agreements.

11.4 Buyer's Offer of Employment. Buyer shall offer employment to all terminated Employees, excluding Key Employees, effective immediately following the Closing at wages and salary rates of compensation substantially comparable to those presently offered by the Company. All offers of employment shall be "at will." Buyer shall include the Employees who accept offers of employment from Buyer in Buyer's employment benefit plans; including group health plan, in accordance with the terms of such plans following the Closing Date, giving each Employee credit for his/her time of employment with the Company.

11.5 Nonassumption of Certain Obligations Owed Employees. Buyer assumes no responsibility whatsoever for obligations and/or benefits owed, on or before, or with respect to the period on or before, the Effective Date, by Shareholder, the Company or the Business to its employees pursuant to Section 3.3(c)(vii), Section 11.2 or otherwise. Notwithstanding the foregoing, Buyer agrees, subject to applicable Law and Buyer's receipt of any required consent of employees (such employee consent shall be solicited by Buyer), to assume accrued vacation payable by the Company to its employees through the Effective Date, and the amount of any such accrued vacation payable assumed by Buyer shall be deducted from the Purchase Price.

11.6 Workers' Compensation. The Company assumes all responsibility for liability arising from workers' compensation claims by Employees, both medical and disability, which have been filed on or prior to the Closing Date or which arose out of incidents that occurred on or prior to the Effective Date. Buyer shall be responsible for all claims for Employees which arise out of, or are based upon, incidents which occur subsequent to the Effective Date.

12. FURTHER ASSURANCES

12.1 Further Assurances of Sellers. From time to time after the Closing (as hereinafter defined), the Company and Shareholder will execute and deliver to Buyer or any Buyer Related Party such instruments of sale, transfer, conveyance, assignment and delivery, consents, assurances, powers of attorney and other instruments as may be reasonably requested by Buyer or any Buyer Related Party in order to vest in Buyer all right, title and interest of the Company in and to the Purchased Assets and otherwise in order to carry out the purpose and intent of this Agreement.

12.2 Further Assurances of Buyer. From time to time after the Closing (as hereinafter defined), Buyer will execute and deliver to Sellers such instruments of sale, transfer, conveyance, assignment and assumption, consents, assurances, novation, releases, powers of attorney and other instruments as may be reasonably requested by Sellers in order to vest in

Buyer all right, title and interest of Buyer, in and to the Assumed Liabilities and release Sellers therefrom, and otherwise in order to carry out the purpose and intent of this Agreement.

13. INDEMNIFICATION

13.1 Indemnification by Sellers.

(a) Subject to the limitations set forth herein, Sellers agree, jointly and severally, to indemnify, defend and hold harmless Buyer, Parent and the Buyer Related Parties (by counsel reasonably satisfactory to Buyer) from and against any and all Liabilities and Expenses incurred by Buyer, Parent and the Buyer Related Parties in connection with or arising from: (i) any breach of any warranty or the inaccuracy of any representation of Sellers contained in this Agreement or any certificate or other document delivered by or on behalf of Sellers pursuant hereto, (ii) any breach by Sellers of, or failure by Sellers to perform, any of its covenants or obligations contained in this Agreement or any certificate or other document delivered by or on behalf of Sellers pursuant hereto, and (iii) any failure to pay any Excluded Liability; provided, however, that Sellers, except as described in Section 13.1(c), shall be required to indemnify and hold harmless under clause (i) of this Section 13.1(a) with respect to Liabilities and Expenses incurred by Buyer only to the extent that the aggregate amount of such Liabilities and Expenses, when aggregated with the indemnifiable losses of BMCC under Section 13.1(a) of the Securities Purchase Agreement, exceeds \$250,000 (the "Threshold Amount"), provided, that the aggregate amount required to be paid by Sellers pursuant to Section 13.1(a)(i) shall not exceed the After-Tax Amount.

(b) The indemnification provided for in Section 13.1(a)(i) shall terminate twenty four (24) months after the Closing Date (and no claims shall be made by Buyer under Section 13.1(a)(i) thereafter), except that the indemnification by Sellers shall continue as to the representations and warranties of Sellers (i) set forth in Sections 8.3 (Tax Matters), 8.14 (Labor Matters) and 8.16 (Environmental Laws), which shall survive until the expiration of the relevant statutory period of limitations applicable to the underlying claim, giving effect to any waiver, mitigation or extension thereof; (ii) set forth in Section 8.2 (Ownership of Purchased Assets) which shall terminate seven (7) years after the Closing Date; and (iii) set forth in Sections 8.1 (Good Standing; Authorization) and 8.15 (Brokers and Finders) which shall have no termination date. The indemnification provided for in Sections 13.1(a)(ii) and (iii) shall survive indefinitely.

(c) The foregoing notwithstanding, (i) the Threshold Amount and limitation on liability set forth in Section 13.1(a) above shall not apply to any breach of the representations and warranties made by Sellers in Section 8.1 (Good Standing; Authorization), Section 8.2 (Ownership of Purchased Assets) and Section 8.15 (Brokers and Finders); it being understood, however, that in no event shall the Liability of Sellers (including any Seller Related Party or agent, representative, attorney, officer, director, or shareholder of Sellers) for Liabilities and Expenses incurred by the Buyer in connection with any breach of the foregoing representations and warranties exceed the Purchase Price, and (ii) the Threshold Amount and limitation on liability set forth in Section 13.1(a) above shall not apply to any fraud or intentional misrepresentation by any of Sellers.

13.2 Indemnification by Buyer and Parent.

(a) Subject to the limitations set forth herein, Buyer and Parent agree, jointly and severally to indemnify, defend and hold harmless the Company, Thomas and Shareholder (by counsel reasonably satisfactory to the Company and Shareholder) from and against any and all Liabilities and Expenses incurred by the Company or Shareholder in connection with or arising from: (i) any breach of any warranty or the inaccuracy of any representation of Buyer or Parent contained in this Agreement or in any certificate delivered by or on behalf of Buyer or Parent pursuant hereto, (ii) any breach by Buyer or Parent of, or failure by Buyer or Parent to perform, any of their covenants and obligations contained in this Agreement, (iii) Buyer's agreement to assume and satisfy the Assumed Liabilities under Section 3.3 of this Agreement, and (iv) Buyer's operation of the Business after the Closing; provided, however, that Buyer and Parent, shall be required to indemnify and hold harmless under clause (i) of this Section 13.2(a) with respect to Liabilities and Expenses incurred by the Company and Shareholder only to the extent that the aggregate amount of such Liabilities and Expenses, when combined with the indemnifiable losses of Thomas and Shareholder under Section 13.2(a) of the Securities Purchase Agreement, exceeds \$250,000; provided, that the aggregate amount required to be paid by Buyer or Parent pursuant to Section 13.2(a)(i) shall not exceed the After-Tax Amount.

(b) The indemnification provided for in Section 13.3(a)(i) shall terminate twenty four (24) months after the Closing Date (and no claims shall be made by any Sellers under Section 13.3(a)(i) thereafter); except that indemnification by Buyer and Parent shall continue as to the representations and warranties of Buyer and Parent set forth in Section 9.2 (Corporate Status), Section 9.3 (Authority) and Section 9.4 (Brokers and Finders) which shall have no termination date. The indemnification provided for in Sections 13.2(a)(ii), (iii) and (iv) shall survive indefinitely.

(c) The foregoing notwithstanding, (i) the \$250,000 threshold amount and limitation on liability set forth in Section 13.2(a) above shall not apply to any breach of the representations and warranties made by Buyer and Parent in Section 9.2 (Corporate Status), Section 9.3 (Authority) and Section 9.4 (Brokers and Finders); it being understood, however, that in no event shall the Liability of Buyer or Parent (including any Buyer Related Parties or agent, representative, attorney, officer, director, trustee, beneficiary or shareholder of Buyer or Parent) for Liabilities and Expenses incurred by Shareholder or the Company in connection with any breach of the foregoing representations and warranties exceed the After-Tax Amount, and (ii) the \$250,000 threshold amount and limitation on liability set forth in Sections 13.2(a) and 13.6 shall not apply to any fraud or intentional misrepresentation by Buyer or Parent.

13.3 Indemnification Procedure.

(a) The party seeking indemnification pursuant to this Section 13 (the "Indemnified Party") shall with respect to any claim, demand, action, proceeding or other matter for which such party is entitled to seek indemnification hereunder (a "Claim") shall notify the indemnifying party(ies) (the "Indemnitor") of the existence of the Claim, setting forth in reasonable detail the facts and circumstances pertaining thereto and the basis for the indemnified party's right to indemnification (a "Notice of Claim"), which Notice of Claim shall contain the following information to the extent it is reasonably available to the indemnified party: (i) an

estimate of the amount then reasonably ascertainable of the alleged losses, damage, claims, liabilities, taxes, penalties, costs or expenses against which the indemnified party is indemnified; (ii) a description, in reasonable detail, of the circumstances giving rise to the alleged loss, expense, or liability; and (iii) a statement identifying each party against whom a Claim is asserted.

(b) After the giving of any Notice of Claim pursuant hereto, the amount of indemnification to which an Indemnified Party shall be entitled under this Section 13 shall be determined in accordance with the dispute resolution procedures set forth in Section 22.9. The Indemnified Party shall have the burden of proof in establishing the amount of Liabilities and Expenses suffered by it. All amounts due to the Indemnified Party as so finally determined shall be paid by wire transfer within ten (10) calendar days after such final determination.

13.4 Third Party Claims.

(a) If any third party shall notify any Indemnified Party with respect to any matter which may give rise to a Claim for indemnification against the Indemnitor under this Agreement, then the Indemnified Party shall notify the Indemnitor thereof, which notice shall set forth the information required in Section 13.3(a) and be furnished promptly after the Indemnified Party's receipt of notice from the third party; provided, however, that no delay on the part of the Indemnified Party in notifying any Indemnitor shall relieve the Indemnitor from any liability or obligation hereunder unless (and then solely to the extent) the Indemnitor thereby is materially prejudiced by such failure to give notice. If the Indemnitor notifies the Indemnified Party within twenty (20) days of the Indemnified Party's Notice of a Claim that it will assume the defense thereof:

(i) the Indemnitor shall defend the Indemnified Party against the matter with counsel of its choice reasonably satisfactory to the Indemnified Party;

(ii) the Indemnified Party may retain separate counsel at its sole cost and expense (except that the Indemnitor will be responsible for the fees and expenses of the separate counsel to the extent the Indemnified Party reasonably concludes, based upon advice of counsel, that a conflict of interest exists between the Indemnified Party and Indemnitor such that there may be one or more legal defenses available to the Indemnified Party which are not available to the Indemnitor, or available to the Indemnitor, but the assertion of which would be adverse to the interest of the Indemnified Party);

(iii) the Indemnified Party will not consent to the entry of any judgment or enter into any settlement with respect to the matter without the written consent of the Indemnitor (not to be withheld unreasonably); and

(iv) the Indemnitor will not consent to the entry of any judgment or enter into any settlement which does not include a provision whereby the plaintiff or claimant in the matter releases the Indemnified Party from all liability with respect thereto, without the written consent of the Indemnified Party (not to be withheld unreasonably).

(b) If the Indemnitor does not notify the Indemnified Party within twenty (20) days of the Indemnified Party's delivery of a Notice of Claim that it will assume the defense

thereof, then the Indemnified Party may defend against, or enter into any settlement with respect to, the matter in any manner it reasonably may deem appropriate, without prejudice to any of its rights hereunder.

(c) The Indemnified Party shall be entitled to reimbursement for Expenses, included in damages with respect to any Claim (including, without limitation, the cost of defense, preparation and investigation relating to such Claim) as such Expenses are incurred by the Indemnified Party.

13.5 Mitigation. Each of the parties agrees to take all reasonable steps to mitigate their respective Liabilities and expenses upon and after becoming aware of any event or condition which could reasonably be expected to give rise to any Liabilities and expenses that are indemnifiable hereunder.

13.6 Subrogation. Upon making any payment to the Indemnified Party for any indemnification claim pursuant to this Section 13, the Indemnitor shall be subrogated, to the extent of such payment, to any rights which the Indemnified Party may have against any third-parties with respect to the subject matter underlying such indemnification claim and the Indemnified Party shall assign any such rights to the Indemnitor.

14. CONDUCT OF OPERATIONS PRIOR TO CLOSING

14.1 Interim Operating Covenants.

(a) Ordinary Course of Operations. From the date hereof until Closing, the Company shall conduct its operation of the Business in the ordinary course and substantially consistent with its prior practices. The Company and Shareholder shall immediately notify Buyer of any material change in the customers of the Business or any known intentions by customers of the Business to materially reduce the volume of their business they have historically done with the Company.

(b) Affirmative Covenants. From the date hereof until Closing, unless otherwise agreed in writing by Buyer (which consent shall not be unreasonably withheld), the Company shall:

- (i) maintain and use the Purchased Assets in the ordinary course of business consistent with past practice, reasonable wear and tear, damage by fire and other casualty excepted;
- (ii) comply in all material respects with all applicable Laws;
- (iii) properly and timely file all Tax returns required to be filed and pay the expenses of preparation therefor, and make timely payment of all applicable Taxes when due;
- (iv) take all reasonable actions necessary to be in material compliance with all Contracts and to maintain the effectiveness of all Permits;

(v) notify Buyer of any action, event, condition or circumstance, or group of actions, events, conditions or circumstances, that has resulted in, or could reasonably be expected at the time to result in, a Material Adverse Effect on the Business or the Purchased Assets;

(vi) notify Buyer of the commencement of any proceeding by or against Sellers or any threatened proceeding of which Sellers becomes aware that relates to the Business, any of the Purchased Assets or the transactions contemplated by this Agreement or the Securities Purchase Agreement or the transactions contemplated hereby or thereby;

(vii) pay Trade Accounts Payable and pursue collection of Trade Accounts Receivable in the ordinary course of business consistent with past practice;

(viii) use commercially reasonable efforts to maintain the relations and goodwill with the suppliers, customers, distributors, licensors, licensees, landlords, trade creditors, agents, and others having business relationships with Sellers relating to the Business, with the goal of preserving materially unimpaired the goodwill and ongoing business of the Business as of the Closing;

(ix) use commercially reasonable efforts to prevent the occurrence of a construction defect occurring with respect to products sold or services performed by the Company; and

(x) maintain Records on a basis consistent with prior practice, except for any change required by a change in GAAP or applicable Law.

(c) Negative Covenants. From the date hereof until Closing, the Company will not, without the prior written consent of Buyer (which consent shall not be unreasonably withheld):

(i) sell, lease, pledge, subject to Liens or otherwise transfer or dispose of any of the Purchased Assets to any third party, other than in the ordinary course of business consistent with past practice;

(ii) enter into any Contract other than in the ordinary course of business consistent with past practice;

(iii) materially amend or modify, other than in the ordinary course of business, or violate the terms of, any of the Contracts to be assumed hereunder;

(iv) propose to conduct the Business in any new markets or conduct any new lines of business;

(v) permit the corporate existence of the Company, or the existence of any Permit to be suspended, lapsed, dissolved, revoked or modified in any material respect;

(vi) except as otherwise contemplated by this Agreement, allow any insurance policy to be amended or terminated without replacing such policy with a policy

providing at least equal coverage, insuring comparable risks and issued by an insurance company financially comparable to the prior insurance company;

(vii) except for normal salary adjustments consistent with past practice, increase any salaries or benefits payable to any employee of the Business;

(viii) incur any Indebtedness relating to the Business or any of the Purchased Assets, except Trade Accounts Payable or other Liabilities incurred in the ordinary course of business, and Expenses incurred in connection with the consummation of the transactions contemplated by this Agreement;

(ix) issue or sell or enter into any agreement (written or oral) to issue or sell any equity securities of the Company or any securities convertible into equity securities of the Company; or

(x) take any other action that would reasonably be expected to prevent Sellers from performing or cause Sellers not to perform Sellers' covenants hereunder.

14.2 Governmental Approvals. BMCC, Parent and Sellers have filed with the United States Federal Trade Commission (the "FTC") and the United States Department of Justice (the "DOJ") the notification and report form pursuant to the HSR Act with respect to the transactions contemplated hereby and contemplated by the Securities Purchase Agreement, taken as a whole. Each of Buyer, Parent and Sellers shall, as promptly as practicable, substantially comply with any request for additional information and documents pursuant to the HSR Act. Each of Buyer, Parent and Sellers shall inform the other promptly of any communication made by or on behalf of such party to, or received from, the FTC or the DOJ and shall furnish to the other such information and assistance as the other may reasonably request in connection with such party's preparation of any filing, submission or other act that is necessary or advisable under the HSR Act. Parent, Sellers and Buyer shall keep each other timely apprised of the status of any communications with, and any inquiries or requests for additional information from, the FTC or the DOJ, and shall comply promptly with any such inquiry or request. Each of Parent, Sellers and Buyer shall use commercially reasonable efforts to promptly obtain any clearance under the HSR Act required for the consummation of the transactions contemplated hereby and contemplated by the Securities Purchase Agreement. All fees associated with filings under the HSR Act pursuant to this Section 14.2 shall be borne by BMCC.

14.3 Access to Information. Between the date hereof and the Closing, Sellers agree to provide to Buyer and Buyer's authorized agents (including attorneys, accountants and auditors) reasonable access to the offices and properties of the Company and the books and records of the Company upon reasonable prior notice, in order to conduct a review of the Purchased Assets, the Assumed Liabilities, the Assumed Leases and the Business. Sellers shall, and shall cause the Company's employees, agents and representatives to, reasonably cooperate with such examination. Each of the parties will hold, and will cause each of such party's consultants and advisers to hold, in confidence all documents and information furnished to such consultants and advisers by or on behalf of another party to this Agreement in connection with the transactions contemplated by this Agreement pursuant to the terms of that certain Confidentiality Agreement entered into between Building Materials Holding Corporation ("BMHC") and the JIAN Group

dated April 8, 2005, and pursuant to the terms of that certain Nondisclosure Agreement entered into between BMCC, BMHC, Parent and the Company dated as of June 28, 2005 (collectively, the "Confidentiality Agreements"), each of which all parties hereto agree shall be binding upon all parties hereto.

14.4 Employee Information and Access. Sellers shall provide to Buyer certain general information concerning the Company's compensation and benefit programs and specific information relating to individual Business employees, subject to any such employee's proper consent, solely for the purpose of Buyer formulating offers to such employees; provided, however, that Seller will not make personnel records available for inspection or copying. Seller shall provide Buyer with reasonable access to the Business employees during normal working hours following the date hereof on mutually agreeable dates, to deliver offers of employment from Buyer and to provide information to such employees about Buyer.

14.5 Company Contractual Consents.

(a) The Company shall use commercially reasonable efforts to obtain all contractual consents to the assignment of the Contracts and/or Assumed Leases in form and substance that will not impair the rights or increase the liabilities to be assumed by Buyer under the Contracts to which such contractual consents relate.

(b) In the event that any contractual consents or assignments of any of the Contracts or Assumed Leases, or any right or benefit arising thereunder or resulting therefrom, are not obtained prior to the Closing Date, then as of the Closing, this Agreement, to the extent permitted by Law, shall constitute full and equitable assignment by the Company to Buyer of all right, title and interest of the Company in and to, and all obligations and Liabilities of the Company under, such Contracts and Assumed Leases, and Buyer shall be deemed the Company's agent for purpose of completing, fulfilling and discharging all Liabilities of the Company from and after the Closing Date under any such Contract or Assumed Lease.

(c) In the event that Sellers are unable to make the equitable assignment described in Section 14.5(b), or if such attempted assignment would give rise to any right of termination, or would otherwise adversely affect the rights of the Company or Buyer under any such Contract or Assumed Lease, or would not assign all of the rights of the Company thereunder at the Closing, Sellers and Buyer shall continue to cooperate and use all reasonable efforts to provide Buyer with all such rights and to relieve Sellers of all such obligations thereunder. To the extent that any such consents and waivers are not obtained, or until the impediments to such assignment are resolved, Sellers shall use all reasonable commercial efforts to (i) provide to Buyer, at the request of Buyer, the benefits of any such Contract or Assumed Lease to the extent related to the Business and to relieve Sellers of all such obligations thereunder, (ii) cooperate in any lawful arrangement designed to provide such benefits to Buyer and to relieve Sellers of all such obligations thereunder and (iii) enforce, at the request of and for the account of Buyer, any rights of the Company arising from any such Contract or Assumed Lease against any third party (including any Governmental Authority), including the right to elect to terminate in accordance with the terms thereof upon the advice of Buyer. To the extent that Buyer is provided the benefits of any Contract or Assumed Lease referred to herein (whether from Sellers or otherwise), Buyer shall assume the liabilities and obligations of Sellers

thereunder or in connection therewith. Buyer agrees to pay, perform, discharge and indemnify Sellers against and hold Sellers harmless from, all liabilities and obligations of Sellers relating to such performance or failure to perform.

(d) Except as otherwise specifically provided in this Agreement, the obligations of the parties under this Section 14.5 shall not include any requirement of Sellers or Buyer to expend money or incur any financial or other obligation (other than normal legal and professional fees, transaction costs or filing fees not otherwise required to be incurred by the other party), commence or participate in any litigation or offer or grant any accommodation (financial or otherwise) to any third party.

14.6 Additional Insured. The Company shall use commercially reasonable efforts to assign to Parent and Buyer, and have each of Parent and Buyer named as an additional insured parties under, each of the insurance policies of the Company set forth at Section 8.20 of the Disclosure Schedule, effective as of the Closing Date, and the Company, Buyer and Parent shall execute all documents necessary to effect the foregoing.

14.7 Transition. Between the date hereof and the Closing Date, Sellers shall provide, without cost to Buyer, subject to availability and upon reasonable notice, assistance to Buyer in connection with all reasonably requested transition matters arising under the transactions contemplated by this Agreement, including arrangement of personal introductions to vendors and customers of the Business.

14.8 Obligation to Update Exhibits and Schedules. Sellers shall update all Exhibits and Schedules, where appropriate, to be prepared by Sellers hereunder, prior to the Closing Date; provided, that any such update or supplement shall not cure any breach of any representation or warranty of the Sellers made in this agreement.

14.9 No Solicitation. From and after the date hereof, and until the earlier of the Closing or the termination of this Agreement pursuant to Section 21 hereof (the "Non-Solicitation Period"), except as expressly contemplated by this Agreement, the Company and Shareholder shall not, directly or indirectly, and none of their respective directors, officers, agents or representatives shall, directly or indirectly (a) initiate, solicit, seek, support or encourage any action that constitutes or is reasonably likely to lead to an Acquisition Proposal; (b) provide information with respect to the Business to any person relating to, or otherwise cooperate with, facilitate or encourage any effort or attempt by any person or entity with regard to any Acquisition Proposal; or (c) enter into any agreement with respect to any Acquisition Proposal. Sellers shall notify Buyer promptly, but in any event within two (2) Business Days, if any Acquisition Proposal, or any inquiry or other contact with any person with respect thereto, is made during the Non-Solicitation Period. Any such notice to Buyer shall indicate in reasonable detail the identity of the person making such Acquisition Proposal, inquiry or other contact and the terms and conditions of such Acquisition Proposal, inquiry or other contact. Sellers agree that any such discussions or negotiations in progress with any other person as of the date hereof will be suspended or terminated during the Non-Solicitation Period.

15. CONDUCT OF BUSINESS FOLLOWING CLOSING

15.1 Collection of Trade Accounts Receivable. During the one hundred eighty (180) day period following the Effective Date, Buyer shall use commercially reasonable efforts in the ordinary course of business and consistent with the Company's past practices to collect the Trade Accounts Receivable. During such 180-day period, Buyer shall (i) provide Sellers with periodic collection reports every thirty (30) days and provide Sellers with reasonable access to all other available records, documents and information relating to Trade Accounts Receivable, and the opportunity to monitor and assist Buyer's efforts to collect the Trade Accounts Receivable and (ii) apply all payments received from customers on and after the Closing Date to the respective customer's oldest accounts first, unless a debtor indicates the specific account it is paying in which event payment shall be applied to that account. Buyer and Sellers agree that they will not willfully influence account specification pursuant to the preceding sentence. Notwithstanding the foregoing, to the extent any of the Trade Accounts Receivable are aged greater than ninety (90) days and remain uncollected ninety (90) days after the Effective Date, such Trade Accounts Receivable, excluding those Trade Accounts Receivable previously written off under Section 6.2, shall be deducted from the calculation of the Company's Actual Effective Date Net Assets, and Buyer shall irrevocably assign such uncollected Trade Accounts Receivable to the Company free and clear of all liens and encumbrances. Thereafter, the Company may use any means reasonably necessary to collect the uncollected Trade Accounts Receivable and Buyer shall provide the Company with all records relating to such uncollected Trade Accounts Receivable and all other available information. Buyer shall promptly remit to the Company Shareholder any amounts subsequently received by Buyer with respect to the uncollected Trade Accounts Receivable assigned to the Company hereunder. Notwithstanding anything to the contrary contained herein, in no event shall any such uncollected Trade Accounts Receivable which are assigned to the Company and later collected by any of the Company, Buyer or Parent change the Purchase Price payable by Buyer hereunder.

15.2 Use of the Company Names. Sellers agree that following the Closing they will not utilize any of the trade names, corporate names or, dba names of the Company or other name that is confusingly similar to such names.

15.3 Insurance Proceeds. Following the Closing, Sellers covenant to use reasonable efforts to diligently pursue the collection of any insurance proceeds under all applicable insurance policies of Sellers with respect to any claim related to a Purchased Asset or Assumed Liability. Sellers shall forward to Buyer, immediately upon payment thereof, any insurance proceeds received by Sellers which relate to a Purchased Asset or an Assumed Liability. Buyer shall forward to the Company, immediately upon payment thereof, any insurance proceeds received by Buyer or its Related Parties which relate to an Excluded Asset or an Excluded Liability.

16. CLOSING

16.1 Closing. Closing shall occur on the second Business Day following the satisfaction or waiver of all conditions precedent set forth below in Sections 17 and 18, in San Francisco, California, or at such other time or place as the parties may agree upon. For purposes herein, the Closing shall be deemed to occur at 12:01 A.M. on the Closing Date.

16.2 Time is of the Essence. Time is of the essence for the Closing of this transaction.

17. **CONDITIONS PRECEDENT TO BUYER'S DUTY TO CLOSE**

Buyer shall have no duty to close unless and until each and every one of the following conditions precedent have been fully and completely satisfied or waived by Buyer and Parent, which waiver shall be deemed to have irrevocably occurred upon the Closing:

17.1 No Misrepresentation or Breach of Covenants and Warranties. The representations and warranties of Sellers made in this Agreement (i) that are qualified by materiality or Material Adverse Effect shall be true and correct as of the date hereof and on and as of the Closing Date, as though made on the Closing Date, (ii) that are not qualified by materiality or Material Adverse Effect shall be true and correct in all material respects as of the date hereof and on and as of the Closing Date, as though made on the Closing Date; except, in each case, for those representations and warranties which refer to facts existing at a specific date. Sellers shall have performed or complied in all material respects with all obligations and covenants required by this Agreement to be performed or complied with by Sellers on or before the Closing Date.

17.2 Performance of Obligations. The Sellers shall have substantially performed or tendered performance of each and every one of their obligations hereunder which by their terms are capable of being performed before Closing.

17.3 Delivery of Closing Documents. The Sellers shall have tendered delivery to Buyer of all the documents required to be delivered to Buyer by the Sellers prior to or at Closing pursuant to this Agreement.

17.4 Litigation. No lawsuit, administrative proceedings or other legal action shall have been filed which seeks to restrain or enjoin the acquisition of the Purchased Assets or the operation of the Business in any material respect.

17.5 Material Adverse Effect. There shall have been no Material Adverse Effect on the Business or the Purchased Assets subsequent to the date of this Agreement.

17.6 Consents. All governmental and third party consents and approvals (including without limitation, all regulatory approvals and the consent of BMCC's lenders) required to consummate the transactions contemplated hereby and by the Securities Purchase Agreement shall have been obtained.

17.7 New Shareholder Leases. The Shareholder shall have executed and delivered the New Shareholder Leases.

17.8 HSR Waiting Period. The waiting period, if any, under the HSR Act applicable to the transactions contemplated by this Agreement and the Securities Purchase Agreement shall have expired or otherwise been terminated.

17.9 Legal Opinion. Buyer shall have received a legal opinion as to the matters set forth on *Exhibit 12*, from counsel to the Company.

17.10 Due Diligence. BMCC shall have performed and completed such due diligence on the Company and the Business as it should reasonably deem appropriate, including, without limitation, business, contractual and financial reviews and audit, customer inquiries, review of employee matters, inspections, and environmental assessments to its satisfaction.

17.11 Approval of BMHC Board. The Board of Directors of Building Materials Holding Corporation shall have approved this Agreement, the Securities Purchase Agreement and the transactions contemplated hereby and thereby.

17.12 Closing of Stock Purchase. The consummation of the transactions contemplated by the Securities Purchase Agreement shall have occurred.

17.13 Certificate. The Sellers shall have delivered a certificate to Buyer and Parent, dated as of the Closing, certifying that the conditions set forth in Sections 17.1, 17.2, 17.4 and 17.5 have been satisfied.

18. CONDITIONS PRECEDENT TO THE COMPANY'S AND SHAREHOLDER'S DUTY TO CLOSE

The Company and Shareholder shall have no duty to close this transaction unless and until each and every one of the following conditions precedent have been fully and completely satisfied:

18.1 Payment of Purchase Price and Delivery of Closing Documents. Buyer shall have paid the Purchase Price to the Company (less the Reserve) and Buyer shall have tendered delivery to the Company and Shareholder all the documents required to be delivered to the Company and Shareholder by Buyer and Parent at Closing pursuant to this Agreement.

18.2 Litigation. No lawsuit, administrative proceedings or other legal action shall be pending or threatened against the Company which seeks to restrain or enjoin the Company's sale, or Buyer's acquisition of, the Purchased Assets.

18.3 New Shareholder Leases. Buyer shall have executed and delivered the New Shareholder Leases.

18.4 Closing of Stock Purchase. The consummation of the transactions contemplated by the Securities Purchase Agreement shall have occurred.

18.5 HSR Waiting Period. The waiting period, if any, under the HSR Act applicable to the transactions contemplated by this Agreement and the Securities Purchase Agreement shall have expired or otherwise been terminated.

19. ITEMS TO BE DELIVERED AT CLOSING BY THE COMPANY AND SHAREHOLDER

At Closing, the Sellers shall, unless waived by Buyer, deliver the following items to Buyer:

19.1 Bill of Sale. A duly executed warranty bill of sale (in a form reasonably acceptable to Buyer) conveying the Purchased Assets to Buyer;

19.2 Assignment and Assumption Agreements. Agreements (in a form reasonably acceptable to Sellers) duly executed by the Shareholder and the Company under which the Company assigns, and Buyer assumes and agrees to fully and faithfully perform, the Contracts, Personal Property Leases and Real Property Leases;

19.3 Certified Resolution. Copy of the resolutions of the Board of Directors and the Shareholder of the Company authorizing the execution and performance of this Agreement, certified by the secretary of the Company;

19.4 Automobile Titles. Duly executed titles to the vehicles and other rolling stock included in the Equipment;

19.5 Legal Opinion. The legal opinion described in Section 17.10;

19.6 UCC Termination Statements. All Uniform Commercial Code termination or release statements necessary to transfer the Purchased Assets free and clear of all Liens; and

19.7 New Shareholder Leases. Fully executed New Shareholder Leases from the Shareholder.

20. ITEMS TO BE DELIVERED AT CLOSING BY BUYER

At Closing, Buyer shall, unless waived by Sellers, deliver the following items to Sellers:

20.1 New Shareholder Leases. Fully Executed New Shareholder Leases from Buyer;

20.2 Assignment and Assumption Agreements. Agreements duly executed by Buyer and Sellers, providing, among other things, for the assignment of the Assumed Liabilities to Buyer and the assumption of same by Buyer, executed by a duly authorized officer of Buyer, and all other instruments and certificates of assumption, novation and release as Sellers may reasonably request in order to effectively make Buyer responsible for all Assumed Liabilities and release Sellers therefrom to the fullest extent permitted under applicable law; and

20.3 Purchase Price. The Purchase Price (less the Reserve) to be paid in accordance with Sections 3.1 and 4.1.

21. TERMINATION

21.1 Grounds for Termination. This Agreement may be terminated at any time prior to the Closing:

(a) by mutual written agreement of all of the parties;

(b) automatically and without further action of the parties hereto, upon the termination of the Securities Purchase Agreement;

(c) by Buyer at any time upon written notice to Sellers of any one or more inaccuracies or misrepresentations in or breaches of the representations or warranties made by Sellers contained herein that have had, or if not cured prior to the Closing could be reasonably expected to have, a Material Adverse Effect on the Business, the Purchased Assets or the Assumed Liabilities, considering in the aggregate all such inaccuracies, misrepresentations and breaches which are specified in such notice; provided, however, that a termination pursuant to this Section 21.1(c) shall become effective ten (10) Business Days after such notice is given and only if Sellers have not cured such inaccuracies, misrepresentations and breaches so specified in such notice within such ten (10) Business Day period; and/or

(d) by Buyer at any time upon written notice to Sellers of the failure by Sellers to materially perform and satisfy any of Sellers' obligations under this Agreement required to be performed and satisfied by Sellers on or prior to the Closing; provided, however, that a termination pursuant to this Section 21.1(d) shall become effective ten (10) Business Days after such notice is given and only if Sellers have not cured the failures so specified in such notice within such ten (10) Business Day period; provided that there shall be no cure period for any material breach of Section 14.9.

21.2 Effect of Termination. If this Agreement is terminated pursuant to Section 21.1, all obligations of the parties hereunder shall terminate without liability of any Party to any other Party, except as provided in this Section 21.2 and Section 22.6. Nothing contained in this Section 21.2 shall relieve any party of liability for breach of any covenant contained in this Agreement that occurred prior to the date of termination of this Agreement. The representations and warranties made herein shall not survive beyond a termination of this Agreement and no party shall have any liability for breach of any representation or warranty upon a termination of this Agreement prior to the Closing.

22. MISCELLANEOUS

22.1 No Other Agreements. This Agreement and all schedules and Exhibits hereto, the Securities Purchase Agreement and all schedules and Exhibits thereto, and the Key Employee Employment, Confidentiality and Noncompetition Agreements, the Deed of Trust, the New Shareholder Leases and the Confidentiality Agreements constitute the entire agreement between the parties with respect to its subject matter. All prior and contemporaneous negotiations, proposals and agreements between the parties are included in, and superseded by, this Agreement. Any changes to this Agreement must be agreed to in writing signed by an authorized representative of each of Buyer, Parent, the Company, and Shareholder and by Thomas.

22.2 Waiver. Either Buyer or Sellers may waive the performance of any obligation owed to it by another party hereunder for the satisfaction of any condition precedent to the waiving party's duty to perform any of its covenants, including its obligations to close. Any such waiver shall be valid only if contained in writing signed by an authorized representative of each of Buyer, Parent, the Company, and Shareholder and by Thomas.

22.3 Public Announcements. No public announcements of this Agreement shall be made unless BMCC, Buyer and Sellers have mutually agreed on the timing, distribution and

contents of such announcements, except as may be required by applicable securities laws or regulations or the requirements of any securities exchange or market.

22.4 Notices. All notices, requests, demands and other communications called for or contemplated hereunder shall be in writing and shall be deemed to have been duly given when delivered to the party to whom addressed or when received by a party if sent by telecopy (or 3 days after mailing if sent by registered or certified mail, return receipt requested, prepaid and addressed) at the following addresses, or at such other addresses as the parties may designate by written notice in the manner aforesaid:

To any of the Sellers: c/o Robert R. Thomas
4097 Via Palo Verde Lago
Alpine, CA 91901
Facsimile: (619) 445-5559

Copies to: Richard K. Circuit, Esq.
Circuit, McKellogg, Kinney & Ross LLP
1205 Prospect Street, #400
La Jolla, CA 92037
Facsimile: (858) 459-0690

To Buyer and BMCC: c/o Building Materials Holding Corporation
720 Park Boulevard, Suite 200
Boise, ID 83712-7714
Attn: Paul Street, Senior VP and General Counsel

Copies to: Gregory T. Davidson
Gibson, Dunn & Crutcher LLP
1881 Page Mill Road
Palo Alto, CA 94304
Facsimile: (650) 849-5333

22.5 Third Party Beneficiary. Nothing contained herein shall create or give rise to any third-party beneficiary rights for any individual as a result of the terms and provisions of this Agreement.

22.6 Confidential Information. The parties agree that all information acquired from the other in connection with the negotiation, execution and consummation of this Agreement is confidential and shall not be disclosed to any other party (other than attorneys, accountants and agents of the party) without the written consent of the other; provided that following the Closing Buyer may disclose information relating to the Business as it may deem necessary or advisable. Notwithstanding anything herein to the contrary, any party to this Agreement (and their employees, representatives, or other agents) may disclose to any and all persons, without limitation of any kind, the Tax treatment and Tax structure of the transactions contemplated by this Agreement (the "Transactions") and all materials of any kind (including opinions or other Tax analyses) that are provided to it relating to such Tax treatment and Tax structure; provided,

however, that this sentence shall not permit any disclosure that otherwise is prohibited by this Agreement (i) until the earlier of (x) the date of the public announcement of discussion relating to the Transactions, and (v) the date of the public announcement of the Transactions; or (ii) if such disclosure would result in a violation of federal or state securities laws; or (iii) to the extent not related to the Tax aspects of the transaction. Moreover, nothing in this Agreement shall be construed to limit in any way any party's ability to consult any Tax advisor regarding the Tax treatment or Tax structure of the Transactions.

22.7 Assignment. The parties shall not assign this Agreement without the prior written consent of the other parties. Any attempt to assign this Agreement without prior written consent shall be void *ab initio*.

22.8 Bulk Sales Laws. The parties hereby waive compliance with the bulk sales laws of any state in which the Purchased Assets are located or in which operations relating to the Business are conducted.

22.9 Dispute Resolution; Choice of Law; Jurisdiction; Waiver of Jury Trial.

(a) With the exception of disputes arising pursuant to Sections 10 and 22.6, any dispute, controversy or claim arising out of or relating to this Agreement or any transaction contemplated hereby, whether based on contract, tort, statute or other legal or equitable theory (including without limitation, any claim of fraud, misrepresentation or fraudulent inducement or any question of validity or effect of this Agreement including this clause) or the breach or termination thereof ("Dispute"), shall be resolved in accordance with this Section 22.9.

(b) The parties shall first use their reasonable and good faith efforts to settle any Dispute through non-binding mediation to be held in Orange County, California ("Mediation"), prior to initiating binding arbitration as set forth below. Each party shall bear its own costs and expenses of participating in the Mediation, and each party shall bear one-half (1/2) of the fees of the mediator. The mediator shall be selected by the parties' mutual agreement within five (5) days notice by one party to the other requesting mediation ("Notice of Dispute"). If the parties cannot timely mutually agree upon a mediator, the Southern California Mediation Association shall promptly select the mediator. If for any reason the parties are unable to resolve the Dispute within thirty (30) days following the date of the Notice of Dispute, such Dispute shall be resolved by binding arbitration to be conducted before the American Arbitration Association ("AAA") in accordance with the Commercial Arbitration rules and regulations promulgated by AAA as in effect at the time of the arbitration, and as follows:

- (i) The arbitration shall be held before a single arbitrator appointed by AAA, in accordance with its rules, who is not an affiliate of any party to such arbitration (or counsel to any party), and does not have any potential for bias or conflict of interest with respect to any of the parties, directly or indirectly, by virtue of any direct or indirect financial interest, family relationship or close friendship.
- (ii) Such arbitration shall be held at Orange County, California or such other place that is mutually acceptable to the parties to the Dispute.

- (iii) The arbitrator shall have the authority, taking into account the parties' desire that any arbitration proceeding hereunder be reasonably expedited and efficient, to permit the parties to conduct discovery. Any such discovery shall be (A) guided generally by and be no broader than permitted under the United States Federal Rules of Civil Procedure, and (B) subject to the arbitrator and the parties entering into a mutually acceptable confidentiality agreement.
- (iv) The arbitrator's decision and award in any such arbitration shall be made and delivered within ninety (90) days of the date on which such arbitration proceedings commenced. The arbitrator shall apply and follow the laws of the State of California.
- (v) The arbitrator's decision shall be in writing and shall be as brief as possible and will include the basis for the arbitrator's decision. A record of the arbitration proceeding shall be kept.
- (vi) Judgment on the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.
- (vii) The arbitrator shall award to the single party it deems to have substantially prevailed, all reasonable costs of the arbitration (including, transcripts, room rental fees and fees, expenses of the arbitrator and AAA, and the reasonable legal fees, costs and disbursements of the other party thereto). If court proceedings to stay litigation or compel arbitration are necessary, the non-prevailing party in such proceedings shall pay all reasonable costs, expenses, and attorney's fees incurred in connection with such court proceeding.
- (viii) The parties agree to participate in any arbitration in good faith.

(c) This agreement shall be governed by, and disputes or controversies related hereto, shall be interpreted in accordance with the laws of the State of California without regard to the conflicts of laws provisions that would apply the laws of any other jurisdiction.

(d) Subject to Section 22.9(a) above, for all purposes of this Agreement and for all purposes of any Dispute relating to the transactions contemplated hereby or for recognition or enforcement of any judgment, the parties hereto submit to the personal jurisdiction of the courts of the State of California and the Federal courts of the United States sitting in Orange County, and any appellate court from any such state or Federal court, and hereby irrevocably and unconditionally agree that all claims with respect to any such Dispute may be heard and determined in such California court or, to the extent permitted by law, in such Federal court. The parties hereto agree that a final judgment in any such claim shall be conclusive and may be enforced in any other jurisdiction by suit on the judgment or in any other manner provided by law.

(e) Each of the parties hereto irrevocably and unconditionally waives, to the fullest extent it may legally and effectively do so, any objection which it may now or hereafter have to

the laying of venue of any suit, action or proceeding arising out of or relating to this Agreement or any related matter in any California or Federal court located in Orange County and the defense of an inconvenient forum to the maintenance of such claim in any such court.

(f) EACH OF THE PARTIES HERETO HEREBY IRREVOCABLY WAIVES ITS, HIS OR HER RIGHT TO A JURY TRIAL OF ANY CLAIM OR CAUSE OF ACTION BASED UPON OR ARISING OUT OF THIS AGREEMENT OR ANY DEALINGS BETWEEN THE PARTIES HERETO RELATING TO THE SUBJECT MATTER HEREOF. EACH OF THE PARTIES HERETO ALSO WAIVES ANY BOND OR SURETY OR SECURITY UPON SUCH BOND THAT MIGHT, BUT FOR THIS WAIVER, BE REQUIRED OF THE OTHER PARTY. THE SCOPE OF THIS WAIVER IS INTENDED TO BE ALL ENCOMPASSING OF ANY AND ALL DISPUTES THAT MAY BE FILED IN ANY COURT AND THAT RELATE TO THE SUBJECT MATTER OF THIS AGREEMENT, INCLUDING, WITHOUT LIMITATION, CONTRACT CLAIMS, TORT CLAIMS, BREACH OF DUTY CLAIMS, AND ALL OTHER COMMON LAW AND STATUTORY CLAIMS. EACH OF THE PARTIES HERETO ACKNOWLEDGES THAT THIS WAIVER IS A MATERIAL INDUCEMENT TO ENTER INTO THIS AGREEMENT. EACH OF THE PARTIES HERETO FURTHER WARRANTS AND REPRESENTS THAT IT, HE OR SHE HAS REVIEWED OR HAD THE OPPORTUNITY TO REVIEW THIS WAIVER WITH ITS, HIS OR HER RESPECTIVE LEGAL COUNSEL, AND THAT IT, HE OR SHE KNOWINGLY AND VOLUNTARILY WAIVES ITS, HIS OR HER JURY TRIAL RIGHTS FOLLOWING CONSULTATION WITH SUCH LEGAL COUNSEL. IN THE EVENT OF LITIGATION, THIS AGREEMENT MAY BE FILED AS A WRITTEN CONSENT TO A TRIAL BY THE COURT.

The parties hereto irrevocably consent to service of process by registered United States mail, return receipt requested, as provided in Section 22.4. Nothing in this Agreement will affect the right of any party to this Agreement to serve process in any other manner permitted by law.

22.10 Paragraph Headings. The Section and Section paragraph headings contained herein are for convenience only and shall have no substantive bearing on the interpretation of this Agreement.

22.11 Rules of Interpretation. The following rules of interpretation shall apply to this Agreement, the Exhibits hereto, and any certificates, reports or other documents or instruments made or delivered pursuant to or in connection with this Agreement, unless otherwise expressly provided herein or therein, and unless the context hereof or thereof clearly requires otherwise:

(a) A reference to any document or agreement shall include such document or agreement as amended, modified or supplemented from time to time in accordance with its terms, and if a term is said to have the meaning assigned to such term in another document or agreement and the meaning of such terms therein is amended, modified or supplemented, then the meaning of such term herein shall be deemed automatically amended, modified or supplemented in a like manner.

(b) References to the plural include the singular, the singular the plural and the part the whole.

- (c) The words "include," "includes," and "including" are not limiting.
- (d) A reference to any law includes any amendment or modification to such law which is in effect on the relevant date.
- (e) A reference to any person or entity includes its successors, heirs and permitted assigns.
- (f) Where the character or amount of any asset or liability or item of income or expense is required to be determined or any consolidation or other accounting computation is required to be made for purposes of this Agreement or any Exhibit hereto or certificate, report or other document or instrument made or delivered pursuant to or in connection with this Agreement, such determination or computation shall be done in accordance with GAAP at the time in effect, to the extent applicable, except where such principles are inconsistent with the express requirements hereof or of such exhibit, certificate, report, document or instrument.
- (g) The words "hereof," "herein," "hereunder" and similar terms in this Agreement refer to this Agreement as a whole and not to any particular provision of this Agreement.
- (h) All Schedules, including the Disclosure Schedule, and Exhibits to this Agreement constitute material terms of this Agreement and are incorporated fully into the terms of this Agreement.

22.12 Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be an original, but which shall together constitute but one agreement.

The parties have executed this Asset Purchase Agreement on the day and year first written above.

THE COMPANY:

HOME BUILDING COMPONENTS, INC.

By: 

Name: Robert R. Thomas

Title: President

SHAREHOLDER:

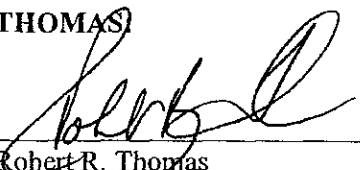
RESTATED ROBERT R. THOMAS TRUST
DATED APRIL 14, 1999

By: 

Name: Robert R. Thomas

Title: Trustee

THOMAS


Robert R. Thomas

PARENT:

HNR FRAMING SYSTEMS, INC.

By: 

Name: Robert R. Thomas

Title: President

BUYER:

FSC CONSTRUCTION, INC.

By: 

Name: Michael Mahre

Title: President

[Signature Page to Asset Purchase Agreement]

Exhibit 6

New Shareholder Leases

Property	Lessor	Lessee
13465 Gregg Street, Poway, California	Gregg Street, LLC	H.N.R. Framing Systems, Inc.
13495 Gregg Street, Poway, California	Gregg Street, LLC	H.N.R. Framing Systems, Inc.
340 W. Ralph Road, Imperial, California	Ralph Road, LLC	FSC Construction, Inc.
12345 Crosthwaite Circle, Poway, California	Crosthwaite Circle, LLC	FSC Construction, Inc.

EXHIBIT C

Gregg Street Lease

TRIPLE NET COMMERCIAL REAL ESTATE LEASE

This Triple Net Commercial Real Estate Lease ("Lease") is hereby made and entered into by and between Gregg Street, LLC, a California limited liability company ("Lessor"), and HNR Framing Systems, Inc., a California corporation ("Lessee" or "Buyer") (Lessor and Lessee sometimes collectively referred to herein below as the "Parties"), as of this 1st day of October, 2005 ("Effective Date") with reference to the following facts:

RECITALS

A. **WHEREAS** pursuant to (i) that certain Securities Purchase Agreement ("SPA") dated as of the date even herewith between Lessee, Robert R. Thomas, Trustee of the Restated Robert R. Thomas Trust dated April 14, 1999 ("Shareholder"), and BMHC, Inc., a Delaware corporation ("BMHC"), Shareholder has agreed to sell to BMHC and BMHC has agreed to purchase from Shareholder, all of the issued and outstanding capital stock in Lessee at the price and upon the terms and conditions as are contained in the SPA; and (ii) that certain Asset Purchase Agreement ("APA") dated as of the date even herewith between Lessee and Home Building Components, Inc., a California corporation ("HBC"), HBC has agreed to sell to Buyer and Buyer has agreed to purchase from HBC, the assets and liabilities as described in the APA, at the price and subject to the terms and conditions set forth therein; and

B. **WHEREAS** pursuant to the APA Lessor and Lessee have agreed to enter into a Lease whereby Lessor agrees to lease to Lessee and Lessee agrees to lease from Lessor the Premises as set forth more fully hereinafter.

THEREFORE, in consideration for all obligations, responsibilities and other consideration hereby acknowledged, the Parties agree as follows:

1. Premises For purposes of this Lease, Premises shall mean that certain real property, including any improvements therein or to be provided by Lessor under the terms of this Lease, and commonly known as 13465 & 13495 Gregg Street, located in the City of Poway, County of San Diego, State of California, and generally described as the shop/warehouse space & building(s) situated thereon ("Building"), and unimproved and improved real property ("Land") described in Exhibit A to this Lease and made a part hereof.

1.1 The Premises shall be used only for roofing truss, floor, and wall framing manufacturing operations, including without limitation any receiving, shipping and general office/administrative operations associated therewith, and related uses consistent with applicable law.

1.2 Lessor hereby leases to Lessee, and Lessee hereby leases from Lessor, the Premises, for the term, at the rental and upon all the terms, covenants and conditions set forth in this Lease. Unless otherwise provided herein, any statement of size set forth in this Lease, or that may have been used in calculating rental, is an approximation, which the Parties agree is reasonable and the rental based thereon is not subject to revision whether or not the actual size is more or less.

2. Term Five (5) years and Zero (0) months ("Term") commencing as of the Effective Date ("Commencement Date") and ending Five (5) years from the first day of the first month following the Effective Date unless extended by operation of Paragraph 31 or otherwise earlier terminated only as specifically provided herein ("Expiration Date").

3. Rent

3.1 Rent shall be Sixty Seven Thousand Dollars (\$67,000) per month ("Base Rent"), due on the first (1st) day of each month commencing on the Commencement Date, provided that Lessee shall have until the fifth (5th) day of each month during the Term in which to make payment to Lessor without penalty. During the Term, unless modified in writing by the Parties and except as modified by operation of Paragraph 3.1 below, the Base Rent then in effect shall be increased by three percent (3%) on the annual anniversary of the Commencement Date every Lease Year (as it is defined herein). For purposes of this Lease, the term "Lease Year" means a one (1) year period commencing with the Commencement Date. Notwithstanding anything to the contrary contained herein this Lease, in the event Lessee exercises an Option (as defined herein) during the Term, the Base Rent for the first year of any such Option exercised shall be established as follows:

3.1.1 The Base Rent payable for renewal of the Term through exercise of the first Option shall be the greater of (a) the Fair Market Rental Value (as defined herein) as of the last day of the fifth anniversary of the Commencement Date; and (b) one hundred three percent (103%) of the Base Rent in effect as of the fifth Lease Year. For purposes of this Lease, Fair Market Rental Value shall mean, with respect to Premises, the fair market monthly rental value that would be obtained in an arm's-length transaction between an informed and willing lessee and an informed and willing lessor, in either case under no compulsion to lease, and neither of which is related to Lessor or Lessee for the lease of Premises on the terms set forth herein this Lease, assuming that the Premises are in a condition and repair required to be maintained by the terms of this Lease.

3.1.2 The Base Rent payable for renewal of the Term through exercise of the second Option shall be the greater of (a) the Fair Market Rental Value (as defined herein) as of the last day of the tenth anniversary of the Commencement Date; and (b) one hundred three percent (103%) of the Base Rent in effect as of the tenth Lease Year.

3.2 All monetary obligations of Lessee to Lessor under the terms of this Lease (except for the Security Deposit (as defined herein)) are deemed to be rent, which shall include but not be limited to Base Rent ("Rent").

3.3 Lessee shall cause payment of Rent to be received by Lessor in United States currency, without any offset or deduction (except as specifically permitted in this Lease), on or before the date on which is due. Rent for any period during the term hereof which is for less than one (1) full calendar month shall be pro rated based upon the actual number of days of said month. Payment of rent shall be made to Lessor at its address stated herein or to such other persons or place as Lessor may from time to time designate in writing. Acceptance of a payment which is less than the amount then due shall not be a waiver of Lessor's rights to the balance of such Rent, regardless of Lessor's endorsement of any check so stating.

4. Use.

4.1 Lessee shall use and occupy the Premises according to the use set forth in Paragraph 1.1 herein, and for no other purpose. Lessee shall not use or permit the use of the Premises in a manner that is unlawful, creates damage, waste or a nuisance, or that disturbs owners or occupants of, or causes damage to neighboring properties. Lessee shall not make any improvements or modifications to the Premises without Lessor's written approval, such approval not to be unreasonably withheld.

4.2

4.2.1 The term "Hazardous Substance" as used in this Lease shall mean any product, substance, or waste whose presence, use, manufacture, disposal, transportation, or release, either by itself or in combination with other materials expected to be on the Premises, is either: (i) potentially injurious to the public health, safety or welfare, the environment or the Premises, (ii) regulated or monitored by any governmental authority, or (iii) a basis for potential liability of Lessor to any governmental agency or third party under any applicable statute or common law theory. Hazardous Substances shall include, but not be limited to, hydrocarbons, petroleum, gasoline, and/or crude oil or any products, by-products or fractions thereof. Lessee shall not engage in any activity in or on the Premises which constitutes a Reportable Use of Hazardous Substances without the express prior written consent of Lessor and timely compliance at Lessee's expense with all Applicable Requirements. For purposes of this Lease, Applicable Requirements shall mean compliance with all applicable governmental laws, ordinances and regulations. For purposes of this Lease, "Reportable Use" shall mean (i) the installation or use of any above or below ground storage tank, (ii) the generation, possession, storage, use, transportation, or disposal of a Hazardous Substance that requires a permit from, or with respect to which a report, notice, registration or business plan is required to be filed with, any governmental authority, and/or (iii) the presence at the Premises of a Hazardous Substance with respect to which any Applicable Requirements requires that a notice be given to persons entering or occupying the Premises or neighboring properties. Notwithstanding the foregoing, Lessee may use any ordinary and customary materials reasonably required to be used in the normal course of the Agreed Use, so long as such use is in compliance with all Applicable Requirements, is not a Reportable Use, and does not expose the Premises or neighboring property to any meaningful risk of contamination or damage or expose Lessor to any liability therefor. In addition, Lessor may condition its consent to any Reportable Use upon receiving such additional assurances as Lessor reasonably deems necessary to protect itself, the public, the Premises and/or the environment against damage, contamination, injury and/or liability, including, but not limited to, the installation (and removal on or before Lease expiration or termination) of protective modifications (such as concrete encasements).

4.2.2 If Lessee knows, or has reasonable cause to believe, that a Hazardous Substance has come to be located in, on, under or about the Premises, other than as previously consent to by Lessor, Lessee shall immediately give written notice of such fact to Lessor, and provide Lessor with a copy of any report, notice, claim or other documentation which it has concerning the presence of such Hazardous Substance.

4.2.3 Lessee shall not cause or permit any Hazardous Substance to be spilled or released in, on, under, or about the Premises (including through the plumbing or sanitary sewer system) and shall promptly, at Lessee's expense, take all investigatory and/or remedial action reasonably recommended, whether or not formally ordered or required, for the cleanup of any contamination of, and for the maintenance, security and/or monitoring of the Premises or neighboring properties, that was caused or materially contributed to by Lessee, or pertaining to or involving any Hazardous Substance brought onto the Premises during the term of this Lease, by or for Lessee, or Lessee's agents, employees, or contractors.

4.2.4 Lessee shall indemnify, defend and hold Lessor, its agents, employees, and lenders harmless from and against any and all loss of rents and/or damages, liabilities, judgments, claims, expenses, penalties, and attorneys' and consultants' fees arising out of or involving any Hazardous Substance brought onto the Premises by or for Lessee, or Lessee's agents, employees, contractors, or invitees (provided, however, that Lessee shall have no liability under this Lease with respect to underground migration of any Hazardous Substance under the Premises from adjacent properties). Lessee's obligations shall include, but not be limited to, the effects of any contamination or injury to person, property or the environment created or suffered by Lessee, and the cost of investigation, removal, remediation, restoration and/or abatement, and shall survive the expiration or termination of this Lease. No termination, cancellation or release agreement entered

into by Lessor and Lessee shall release Lessee from its obligations under this Lease with respect to Hazardous Substances, unless specifically so agreed by Lessor in writing at the time of such agreement.

4.3 Except as otherwise provided in this Lease, Lessee shall, at Lessee's sole expense, fully, diligently and in a timely manner, materially comply with all Applicable Requirements, the reasonable requirements of any applicable fire insurance underwriter or rating bureau, and the recommendations of Lessor's engineers and/or consultants which relate in any manner to the Premises, without regard to whether said requirements are now in effect or become effective after the Commencement Date. Lessee shall, within ten (10) days after receipt of Lessor's written request, provide Lessor with copies of all permits and other documents, and other information evidencing Lessee's compliance with Applicable Requirements as specified by Lessor, and shall immediately upon receipt, notify Lessor in writing (with copies of any documents involved) of any threatened or actual claim, notice, citation, warning, complaint or report pertaining to or involving the failure of Lessee or the Premises to comply with any Applicable Requirements.

4.4 Lessor and its consultants shall have the right to enter into Premises at any time, in the case of an emergency, and otherwise at reasonable times upon reasonable prior notice to Lessee, for the purpose of inspecting the condition of the Premises and for verifying compliance by Lessee with this Lease. The cost of any such inspections shall be paid by Lessor, unless a violation of Applicable Requirements or the inspection is requested or ordered by governmental authority with respect to the activities of Lessee or its agents, employees, contractors, or invitees on or about the Premises. In such case, Lessee shall upon request reimburse Lessor for the cost of such inspections, so long as such inspection is reasonably related to the violation or contamination resulting from the activities of Lessee or its agents, employees, or contractors on or about the Premises.

5. Maintenance and Repairs

5.1 Subject to the provisions of this Lease and during the Term, Lessee shall, at Lessee's sole expense, keep and maintain the Premises, utility installations, and alterations in good order, condition and repair (whether or not the portion of the Premises requiring repairs, or the means of repairing the same, are reasonably or readily accessible to Lessee, and whether or not the need for such repairs occurs as a result of Lessee's use, any prior use, the elements or the age of such portion of ventilating Premises) including, but not limited to, all equipment or facilities, such as plumbing, heating, ventilating, air-conditioning, electrical, lighting facilities, boilers, pressure vessels, fire protection system, fixtures, walls (interior and exterior), foundations, ceilings, roofs, floors, windows, doors, plate glass, skylights, landscaping, driveways, parking lots, fences, retaining walls, signs, sidewalks and parkways located in, on, or adjacent to the Premises. Lessee, in keeping the Premises in good order, condition and repair, shall exercise and perform regular maintenance practices. Lessee's obligations shall include restorations and replacements as necessary to keep the Premises and all improvements thereon or a part thereof in good order, condition and state of repair. Lessee shall, during the term of this Lease, keep the exterior appearance of the Building in a first-class condition consistent with the exterior appearance of other similar facilities of comparable age and size in the vicinity.

5.2 Lessee, at its sole expense, shall maintain in good order and repair and perform regular maintenance on (in accordance with commercially reasonable management practices and applicable warranty requirements) the following equipment and improvements, if any, if and when installed on the Premises: (i) HVAC equipment, (ii) boiler, and pressure vessels, (iii) fire extinguisher systems, including fire alarm and/or smoke detection, (iv) landscaping and irrigation systems, (v) roof covering and drains, (vi) driveways, (vii) parking lots, and (viii) basic utility feed to the perimeter of the Building (collectively "Basic Elements").

5.3 Lessee shall not be required to perform any repairs or maintenance to the Premises necessitated by reason of the negligence of Lessor or by reason of the failure of Lessor to perform obligations of this Lease.

5.4 Lessee shall surrender the Premises by the Expiration Date or any earlier termination date, with all of the improvements, parts and services thereof broom clean and free of debris, and in good operating order, condition and state of repair, ordinary wear and tear excepted. "Ordinary wear and tear" shall not include any damage or deterioration that would have been prevented by good maintenance practice. Lessee shall repair any damage occasioned by the installation, maintenance or removal of its personal property and equipment. The failure by Lessee to timely vacate Premises pursuant this Paragraph without the express written consent of Lessor shall constitute a holdover.

5.5 Except as specifically set forth herein,, it is intended by the Parties hereto that Lessor have no obligation, in any manner whatsoever, to repair and maintain the Premises, or the equipment therein, all of which obligations are intended to be those of the Lessee. It is the intention of the Parties that the terms of this Lease govern the respective obligations of the Parties as to maintenance and repair of the Premises, and they expressly waive the benefit of any statute now or hereafter in effect to the extent it is inconsistent with the terms of this Lease.

6. Insurance

6.1 Except for Lessor's gross negligence, and to the extent permitted by law, Lessee waives any claims it may have against Lessor or its officers, managers, employees or agents for business interruption or damage to property sustained by Lessee as the result of any act or omission of Lessor.

6.2 Lessee shall maintain insurance as follows, with such other terms, coverages and insurers, as Lessor shall reasonably require from time to time:

6.2.1 Commercial General Liability Insurance, with (a) Contractual Liability including the indemnification provisions contained in this Lease, (b) a severability of interest endorsement, (c) limits of not less than Two Million Dollars (\$2,000,000) combined single limit per occurrence and not less than Two Million Dollars (\$2,000,000) in the aggregate for bodily injury, sickness or death, and property damage, and umbrella coverage of not less than Five Million Dollars (\$5,000,000).

6.2.2 Property Insurance against "All Risks" of physical loss covering the replacement cost of all improvements, fixtures and personal property. Lessee waives all rights of subrogation, and Lessee's property insurance shall include a waiver of subrogation in favor of Lessor.

6.2.3 Lessee's insurance shall be primary and not contributory to that carried by Lessor, its agents, or Lessor's Lender, if any. Lessor shall be named as an additional insured as respects insurance required of the Lessee in this Paragraph 6. The company or companies writing any insurance that Lessee is required to maintain under this Lease, as well as the form of such insurance, shall be licensed to do business in the state in which the Premises are located. Such insurance companies shall have an A.M. Best rating of A or better.

7. Indemnity

7.1 Except for Lessor's negligence or willful misconduct, Lessee shall indemnify, protect, defend and hold harmless the Premises, Lessor and its agents, Lessor's master or ground Lessor, partners and Lenders, from and against any and all claims, and/or damages, liens, judgments, penalties, attorneys' and consultants' fees, expenses and/or liabilities arising out of, involving, or in connection with, the use and/or occupancy of the Premises by Lessee. If any action or proceeding is brought against Lessor by reason of any of the foregoing matters, Lessee shall upon notice defend the same at Lessee's expense by counsel reasonably satisfactory to Lessor and Lessor shall cooperate with Lessee in such defense. Lessor need not have first paid any such claim in order to be defended or indemnified. Subject to any limitations set forth in this Lease, Lessor shall indemnify, protect, defend, and hold harmless Lessee and its officers, directors, shareholders, and agents from and against any and all claims, damages, liens, judgments, penalties, attorneys and consultants' fees, expenses, and/or liabilities to the extent arising out of, involving, or in connection with the gross negligence or willful misconduct of Lessor. If any action is brought against Lessee by reason of any of the foregoing matters, Lessor shall upon notice defend the same at Lessor's expense by counsel reasonably satisfactory to Lessee, and Lessee shall cooperate with Lessor in such defense. Lessee need not have first paid any such claim in order to be defended or indemnified.

7.2 Except to the extent of Lessor's gross negligence or willful misconduct and subject to the its specific obligations hereunder, Lessor shall not be liable for injury or damage to the person or goods, wares, merchandise or other property of Lessee, Lessee's employees, contractors, invitees, customers, or any other person in or about the Promises, whether such damage or injury is caused by or results from fire, steam, electricity, gas, water or rain, or from the breakage, leakage, obstruction or other defects of pipes, fire sprinklers, wires, appliances, plumbing, HVAC or lighting fixtures, or from any other cause, whether the said injury or damage results from conditions arising upon the Premises or upon other portions of the Building of which the Premises are a part, or from other sources or places.

8. Damage or Destruction.

8.1 Definitions.

8.1.1 "Premises Partial Damage" shall mean damage or destruction to the improvements on the Premises, other than Lessee Owned alterations and utility installations and trade fixtures, which can reasonably be repaired in six (6) months or less from the date of the damage or destruction. Lessor shall notify Lessee in writing within sixty (60) days from the date of the damage or destruction as to whether or not the damage is Partial or Total.

8.1.2 "Premises Total Destruction" shall mean damage or destruction to the Premises, other than Lessee owned alterations and utility installations and trade fixtures, which cannot reasonably be repaired in six (6) months or less from the date of the damage or destruction.

8.1.3 "Insured Loss" shall mean damage or destruction to improvements on the Premises, other than Lessee owned alterations and utility installations and Trade Fixtures, which was caused by an event required to be covered by the insurance described in Paragraph 6 above related to the Premises.

8.1.4 "Replacement Cost" shall mean the cost to repair or rebuild the improvements owned by Lessor at the time of the occurrence to their condition existing immediately prior thereto, including demolition, debris removal and upgrading required by the operation of Applicable Requirements, and without deduction for depreciation.

8.1.5 "Hazardous Substance Condition" shall mean the occurrence or discovery of a condition involving the presence of, or a contamination by, a Hazardous Substance as defined in Paragraph 5 in, on, or under the Premises.

8.2 If a Premises Partial Damage that is an Insured Loss occurs, then Lessor shall, at Lessor's expense and subject to all application of all applicable insurance proceeds, repair such damage (but not Lessee's Trade Fixtures or Lessee owned alterations and utility installations) as soon as reasonably possible and this Lease shall continue in full force and effect. Notwithstanding the foregoing, if the required insurance was not in force or the insurance proceeds are not sufficient to affect such repair, the Lessor shall promptly contribute the shortage in proceeds (except as to the deductible which is Lessee's responsibility) as and when required to complete said repairs. In the event, however, such shortage was due to the fact that, by reason of the unique nature of the improvements, full replacement cost insurance coverage was not commercially reasonable and available, Lessor shall have no obligation to pay for the shortage in insurance proceeds or to fully restore the unique aspects of the Premises unless Lessee provides Lessor with the funds to cover same, or adequate assurance thereof, within available days following receipt of written notice of such shortage and request therefor. If Lessor receives said funds or adequate assurance thereof within said ten (10) day period, the party responsible for making the repairs shall complete them as soon as reasonably possible and this Lease shall remain in full force and effect. If such funds or assurance are not received, Lessor may nevertheless elect by written notice to Lessee within ten (10) days thereafter to: (i) make such restoration and repair as is commercially reasonable with Lessor paying any shortage in proceeds, in which case this Lease shall remain in full force and effect, or have this Lease terminate thirty (30) days thereafter. Premises Partial Damage due to flood or earthquake shall be subject to Paragraph 8.3, notwithstanding that there may be some insurance coverage, but the net proceeds of any such insurance shall be made available for the repairs if made by either Party.

8.3 If a Premises Partial Damage that is not an Insured Loss occurs, unless caused by a negligent or willful act of Lessee (in which event Lessee shall make the repairs at Lessee's expense) Lessor may either: (i) repair such damage as soon as reasonably possible at Lessor's expense, in which event this Lease shall continue in full force and effect, or (ii) terminate this Lease by giving written notice to Lessee within thirty (30) days after receipt by Lessor of knowledge of the occurrence of such damage. Such termination shall be effective sixty (60) days following the date of such notice. In the event Lessor elects to terminate this Lease, Lessee shall have the right within ten (10) days after receipt of the termination notice to give written notice to Lessor of Lessee's commitment to pay for the repair of such damage without reimbursement from Lessor. Lessee shall provide Lessor with said funds or satisfactory assurance thereof within thirty (30) days after making such commitment. In such event this Lease shall continue in full force and effect, and Lessor shall proceed to make such repairs, as soon as reasonably possible after the required funds are available. If Lessee does not make the required commitment, this Lease shall terminate as of the date specified in the termination notice.

8.4 Notwithstanding any other provision hereof, if a Premises Total Destruction occurs, this Lease shall terminate sixty (60) days following such Destruction. If the damage or destruction was caused by the gross negligence or willful misconduct of Lessee and is not covered by insurance, Lessor shall have the right to recover Lessor's damages to the extent not covered by insurance) from Lessee, except as provided in Paragraph 7.

8.5 If at any time during the last six (6) months of this Lease there is Premises Partial Damage for which the cost to repair exceeds one (1) month's Base Rent, whether or not an Insured Loss, Lessee or Lessor may terminate this Lease effective sixty (60) days following the date of occurrence of such damage by

giving written termination notice to the other party within thirty (30) days after the date of occurrence of such damage. Notwithstanding the foregoing, if Lessee at that time has an exercisable option to extend this Lease or to purchase the Premises, then Lessee may preserve this Lease by, (a) exercising such option and (b) providing Lessor with any shortage in insurance proceeds (or adequate assurance thereof) needed to make the repairs on or before the earlier of (i) the date which is ten days after Lessee's receipt of Lessor's written notice purporting to terminate this Lease, or (ii) the day prior to the date upon which such option expires. If Lessee duly exercises such option during such period and provides Lessor with funds (or adequate assurance thereof) to cover any shortage in insurance proceeds, Lessor shall, at Lessor's commercially reasonable expense, repair such damage as soon as reasonably possible and this Lease shall continue in full force and effect. If Lessee fails to exercise such option and provide such funds or assurance during such period, then this Lease shall terminate on the date specified in the termination notice and Lessee's option shall be extinguished. Notwithstanding anything in this section to the contrary, if Lessee elects to exercise its option to extend the Lease and the loss is an Insured Loss, Lessee shall not be obligated to contribute funds for repair or rebuilding in excess of the amount Lessee is obligated to contribute funds for repair or rebuilding in excess of the amount Lessee is obligated to contribute under Paragraph 8.2.

8.6 Abatement of Rent; Lessee's Remedies.

8.6.1 In the event of Premises Partial Damage or Premises Total Destruction or a Hazardous Substance Condition for which Lessee is not responsible under this Lease, the Rent payable by Lessee for the period required for the repair, remediation or restoration of such damage shall be abated in proportion to the degree to which Lessee's use of the Premises is impaired. All other obligations of Lessee hereunder shall be performed by Lessee, and Lessor shall have no liability for any such damage, destruction, remediation, repair or restoration except as provided herein. Any repair or restoration which Lessor is required to make under this Lease shall be accomplished with due diligence.

8.6.2 If Lessor shall be obligated to repair or restore the Premises and does not commence, in a substantial and meaningful way, such repair or restoration within one hundred twenty (120) days after such obligation shall accrue, Lessee may, at any time prior to the commencement of such repair or restoration, give written notice to Lessor and to any Lenders of which Lessee has actual notice, of Lessee's election to terminate this Lease on a date not less than sixty (60) days following the giving of such notice. If Lessee gives such notice and such repair or restoration is not commenced within thirty (30) days thereafter, this Lease shall terminate as of the date specified in said notice and Lessee may exercise any available rights or remedies. If the repair or restoration is commenced within said thirty (30) days, this Lease shall continue in full force and effect. "Commence" shall mean either the unconditional authorization of the preparation of the required plans, or the beginning of the actual work on the Premises, whichever first occurs.

8.7 Upon termination of this Lease pursuant to Paragraph 5 or Paragraph 8, an equitable adjustment shall be made concerning advance Base Rent and any other advance payments made by Lessee to Lessor. Lessor shall, in addition, return to Lessee so much of Lessee's Security Deposit as has not been, or is not then required to be used by Lessor pursuant to the terms of this Lease.

8.8 Lessor and Lessee agree that the terms of this Lease shall govern the effect of any damage to or destruction of the Premises with respect to the termination of this Lease and hereby waive the provisions of any present or future statute to the extent inconsistent herewith.

8.9 The provisions of Paragraphs 8.2 and 8.3 to the contrary notwithstanding, in the event Lessor fails to substantially complete restoration of damage or destruction of the Premises which Lessor is

required or elects to perform pursuant to said paragraphs within one hundred eighty (180) days after commencement of such restoration or repairs, upon prior written notice, the Lessee may terminate this Lease, provided, however, that if Lessor substantially completes the restoration within ninety (90) days after receipt of such notice, this Lease shall not terminate and shall continue in full force and effect.

9. Real Property Taxes.

9.1 As used herein, the term "Real Property Taxes" shall include any form of assessment; real estate, general, special, ordinary, extraordinary, or rental levy or tax (other than inheritance, personal income or estate taxes); improvement bond; and/or license fee imposed upon or levied against any legal or equitable interest of Lessor in the Premises, Lessor's right to other income therefrom, and/or Lessor's business of leasing, by any authority having the direct or indirect power to tax and where the funds are generated with reference to the Building address and where the proceeds so generated are to be applied by the city, county or other local taxing authority of a jurisdiction within which the Premises are located. The term "Real Property Taxes" shall also include any tax, fee, levy, assessment or charge, or any increase therein, imposed or resulting from action by any governmental entity, or imposed as a result of any change of assessment or increase of tax, fee, levy imposed as a result of a change in ownership of the Premises.

9.2 Lessee shall pay the Real Property Taxes applicable to the Premises during the term of this Lease. Subject to Paragraph 9.2(b), all such payments shall be made prior to any delinquency date. Upon Lessor's request, Lessee shall promptly furnish Lessor with satisfactory evidence that such taxes have been paid. If any such taxes shall cover any period of time prior to or after the expiration or termination of this Lease, Lessee's share of such taxes shall be prorated to cover only that portion of the tax bill applicable to the period that this Lease is in effect, and Lessor shall reimburse Lessee for any overpayment. If Lessee shall fail to pay any required Real Property Taxes, Lessor shall have the right to pay the same, and Lessee shall reimburse Lessor therefor upon demand.

9.3 In the event Lessee incurs a late charge on any Rent payment, Lessor may, at Lessor's option, estimate the current Real Property Taxes, and require that such taxes be paid in advance to Lessor by Lessee, either: (i) in a lump sum amount equal to the installment due, at least ten (10) days prior to the applicable delinquency date, or (ii) monthly in advance with the payment of the Base Rent. If Lessor elects to require payment monthly in advance, the monthly payment shall be an amount equal to the amount of the estimated installment of taxes divided by the number of months remaining before the month in which said installment becomes delinquent. When the actual amount of the applicable tax bill is known, the amount of such equal monthly advance payments shall be adjusted as required to provide the funds needed to pay the applicable taxes. If the amount collected by Lessor is insufficient to pay such Real Property Taxes when due, Lessee shall pay Lessor, upon demand, such additional sums as are necessary to pay such obligations. All monies paid to Lessor under this Paragraph may be intermingled with other monies of Lessor and shall not bear interest. In the event of a Breach by Lessee in the performance of its obligations under this Lease, then any balance of funds paid to Lessor under the provisions of this Paragraph may, at the option of Lessor, be treated as a Security Deposit.

9.4 Lessee shall pay, prior to delinquency, all taxes assessed against and levied upon Lessee owned alterations, utility installations, Trade Fixtures, furnishings, equipment and all personal property of Lessee. When possible, Lessee shall cause such property to be assessed and billed separately from the real property of Lessor. If any of Lessee's aid personal property shall be assessed with Lessor's real property, Lessee shall pay Lessor the taxes attributable to Lessee's property within ten (10) days after receipt of a written statement.

10. Utilities Lessee shall pay for all water, gas, heat, light, power, telephone, trash disposal and other utilities and services supplied to the Premises, together with any taxes thereon.

11. Assignment and Subletting

11.1 Lessee shall not voluntarily nor by operation of law assign, transfer, mortgage or encumber (collectively, "assign or assignment") or sublet all or any part of Lessee's interest in this Lease or in the Premises without Lessor's prior written consent, which consent shall not be unreasonably withheld.

11.2 Permitted Transfers. Notwithstanding anything to the contrary above Lessee shall have the right, without the consent of Lessor, but upon not less than 15 days' prior notice to Lessor, to assign this Lease or sublet the Premises (i) to any parent, subsidiary or affiliate corporation or entity, or (ii) to any corporation resulting from the consolidation or merger of Lessee into or within any other entity, or (iii) to any firm, entity or corporation acquiring in one contemporaneous transaction all or substantially all of the stock or assets of Lessee or the division of Lessee occupying the Premises. Any transfer pursuant to (i), (ii) or (iii) above shall be subject to the following conditions: that any such assignment, sublease or transfer shall be subject to all of the terms, covenants and conditions of this Lease; any assignee shall expressly assume for the benefit of Lessor the obligations of Lessee under the Lease by a document reasonably satisfactory to Lessor; and Lessee shall provide to Lessor copies of documents sufficient to verify that the transfer qualifies under this paragraph. No such transfer shall release Lessee from liability. As used herein, the expression "affiliate corporation or entity" means a business entity, corporate or otherwise, that directly or indirectly through one or more intermediaries, controls or is controlled by, or is under common control with Lessee. The word "control" means the right and power, direct or indirect, to direct or cause the direction of the management and policies of a person or business entity, corporation or otherwise, through ownership of more than fifty percent (50%) of the voting stock (or other relevant ownership interests) of the entity in question.

11.3 Terms and Conditions Applicable to Assignment and Subletting.

11.3.1 Regardless of Lessor's consent, any assignment or subletting shall not: (i) be effective without the express written assumption by such assignee or sublessee of the obligations of Lessee under this Lease; (ii) release Lessee of any obligations hereunder; or (iii) alter the primary liability of Lessee for the payment of Rent or for the performance of any other obligations to be performed by Lessee.

11.3.2 Lessor may accept Rent or performance of Lessee's obligations from any person other than Lessee pending approval or disapproval of an assignment. Neither a delay in the approval or disapproval of such assignment nor the acceptance of Rent or performance shall constitute a waiver or estoppel of Lessor's right to exercise its remedies for Lessee's Default or Breach.

11.3.3 Lessor's consent to any assignment or subletting shall not constitute a consent to any subsequent assignment or subletting.

11.3.4 In the event of any Default or Breach by Lessee, Lessor may proceed directly against Lessee or anyone else responsible for the performance of Lessee's obligations under this Lease, including any assignee or sublessee, without first exhausting Lessor's remedies against any other person or entity responsible therefore to Lessor, or any security held by Lessor.

11.3.5 Each request for consent to an assignment or subletting shall be in writing, accompanied by information relevant to Lessor's determination as to the financial and operational responsibility and appropriateness of the proposed assignee or sublessee, including but not limited to the intended use and/or required modification of the Premises, if any, together with a fee of \$500 as consideration for Lessor's considering and processing said request. Lessee agrees to provide Lessor with such other or additional information and/or documentation as may be reasonably requested.

11.3.6 Any assignee of, or sublessee under, this Lease shall, by reason of accepting such assignment or entering into such sublease, be deemed to have assumed and agreed to conform and comply with each and every term, covenant, condition and obligation herein to be observed or performed by Lessee during the term of said assignment or sublease, other than such obligations as are contrary to or inconsistent with provisions of an assignment or sublease to which Lessor has specifically consented to in writing.

11.4 The following terms and conditions shall apply to any subletting by Lessee of all or any part of the Premises and shall be deemed included in all subleases under this Lease whether or not expressly incorporated therein:

11.4.1 In the event of a Breach by Lessee, Lessor may, at its option, require sublessee to attorn to Lessor, in which event Lessor shall undertake the obligations of the sublessor under such sublease from the time of the exercise of said option to the expiration of such sublease; provided, however, Lessor shall not be liable for any prepaid rents or security deposit paid by such sublessee to such sublessor or for any prior Defaults or Breaches of such sublessor.

11.4.2 Any matter requiring the consent of the sublessor under a sublease shall also require the consent of Lessor.

11.4.3 No sublessee shall further assign or sublet all or any part of the Premises without Lessor's prior written consent, which consent shall not be unreasonably withheld.

11.4.4 Lessor shall deliver a copy of any notice of Default or Breach by Lessee to the sublessee, who shall have the right to cure the Default of Lessee within the grace period, if any, specified in such notice. The sublessee shall have a right of reimbursement and offset from and against Lessee for any such Defaults cured by the sublessee.

12. Default; Breach; Remedies.

12.1 A "Default" is defined as a failure by the Lessee to comply with or perform any of the terms, covenants, conditions or duties under this Lease. A "Breach" is defined as the occurrence of one or more of the following Defaults, and the failure of Lessee to cure such Default within any applicable grace period.

12.1.1 The abandonment of the Premises; or the vacating of the Premises without providing a commercially reasonable level of security, or where the coverage of the property insurance described in Paragraph 7 is jeopardized as a result thereof, or without providing reasonable assurances to minimize potential vandalism, which continues for twenty (20) or more days after written notice from Lessor.

12.1.2 The failure of Lessee to make any payment of Rent or any Security Deposit required to be made by Lessee hereunder, whether to Lessor or to a third party, when due, to provide reasonable evidence of insurance or surety bond, or to fulfill any obligation under this Lease which endangers or threatens

life or property, where such failure continues for a period of three (3) business days following written notice to Lessee.

12.1.3 The failure by Lessee to provide (i) reasonable written evidence of compliance with Applicable Requirements, (ii) the rescission of an unauthorized assignment or subletting, (iv) an Estoppel Certificate, (v) a requested subordination, (vi) any document requested under Paragraph 39 (easements), or (viii) any other documentation or information which Lessor may reasonably require of Lessee under the terms of this Lease, where any such failure continues for a period of ten (10) days following written notice to Lessee.

12.1.4 A Default by Lessee as to the terms, covenants, conditions or provisions of this Lease, other than those described in Paragraph 12, where such Default continues for a period of thirty (30) days after written notice; provided, however, that if the nature of Lessee's Default is such that more than thirty (30) days are reasonably required for its cure, then it shall not be deemed to be a Breach if Lessee commences such cure within said thirty (30) day period and thereafter diligently prosecutes such cure to completion.

12.1.5 The occurrence of any of the following events: (i) the making of any general arrangement or assignment for the benefit of creditors; (ii) becoming a "debtor" as defined in 11 U.S.C. §101 or any successor statute thereto (unless, in the case of a petition filed against Lessee, the same is dismissed within sixty (60) days; (iii) the appointment of a trustee or receiver to take possession of substantially all of Lessee's assets located at the Premises or of Lessee's interest in this Lease, where possession is not restored to Lessee within thirty (30) days; or (iv) the attachment, execution or other judicial seizure of substantially all of Lessee's assets located at the Premises of Lessee's interest in this Lease, where such seizure is not discharged within thirty (30) days; provided, however, in the event that any provision of this subparagraph 12.1.5 is contrary to any applicable law, such provision shall be of no force or effect, and not affect the validity of the remaining provisions.

12.2 If Lessee fails to perform any of its affirmative duties or obligations, within ten (10) days after written notice or as it is required by Paragraph 12.1.4 above after notice from Lessor and within the cure period provided for in said paragraph, Lessor may, at its option, perform such duty or obligation on Lessee's behalf, including but not limited to the obtaining of reasonably required bonds, insurance policies, or governmental licenses, permits or approvals. The costs and expenses of any such performance by Lessor shall be due and payable by Lessee upon receipt of invoice therefor. In the event of a Breach, Lessor may, with or without further notice or demand and without limiting Lessor in the exercise of any right or remedy which Lessor may have by reason of such Breach:

12.2.1 Terminate Lessee's right to possession of the Premises by any lawful means, in which case this Lease shall terminate and Lessee shall immediately surrender possession to Lessor. In such event Lessor shall be entitled to recover from Lessee: (i) the unpaid Rent which had been earned at the time of termination; (ii) the worth at the time of award of the amount by which the unpaid rent which would have been earned after termination until the time of award exceeds the amount of such rental loss that the Lessee proves could have been reasonably avoided; (iii) the worth at the time of award of the amount by which the unpaid rent for the balance of the term after the time of award exceeds the amount of such rental loss that the Lessee proves could be reasonably avoided; and (iv) any other amount necessary to compensate Lessor for all the detriment proximately caused the Lessee's failure to perform its obligations under this Lease or which in the ordinary course of things would be likely to result therefrom, including but not limited to the cost of recovering possession of the Premises, expenses of reletting, including necessary renovation and alteration of the Premises, reasonable attorneys' fees, and that portion of any leasing commission paid by Lessor in connection with this Lease applicable to the unexpired term of this Lease. The worth at the time of award of the amount referred to

in provision (iii) of the immediately preceding sentence shall be computed by discounting such amount at the discount rate of the San Francisco Federal Reserve Bank plus one percent (1%). Efforts by Lessor to mitigate damages caused by Lessee's Breach of this Lease shall not waive Lessor's right to recover damages under Paragraph 11. If termination of this Lease is obtained through the provisional remedy of unlawful detainer, Lessor shall have the right to recover in such proceeding any unpaid Rent and damages as are recoverable therein, or Lessor may reserve the right to recover in such proceeding any unpaid Rent and damages as are recoverable therein, or Lessor may reserve the right to recover all or any party thereof in a separate suit. If a notice and grace period required under paragraph 12.1 was not previously given, a notice to pay rent or quit, or to perform or quit given to Lessee under the unlawful detainer statute shall also constitute the notice required by Paragraph 12.1. In such case, the applicable grace period required by Paragraph 12.1 and the unlawful detainer statute shall run concurrently, and the failure of Lessee to cure the Default within the greater of the two such grace periods shall constitute both an unlawful detainer and a Breach of this Lease entitled Lessor to the remedies provided for in this Lease and/or by said statute;

12.2.2 Continue the Lease and Lessee's right to possession and recover the Rent as it becomes due, in which event Lessee may sublet or assign, subject only to reasonable limitations. Acts of maintenance, efforts to relet, and/or the appointment of a receiver to protect the Lessor's interests, shall not constitute a termination of the Lessee's right to possession; or

12.2.3 Pursue any other remedy now or hereafter available under the laws or judicial decisions of the state wherein the Premises are located. The expiration or termination of this Lease and/or the termination of Lessee's right to possession shall not relieve Lessee from liability under any indemnify provisions of this Lease as to matters occurring or accruing during the term hereof or by reason of Lessee's occupancy of the Premises.

12.4 Lessee hereby acknowledges that late payment by Lessee of Rent will cause Lessor to incur costs not contemplated by this Lease, the exact amount of which will be extremely difficult to ascertain. Such costs include, but are not limited to, processing and accounting charges, and late charges which may be imposed upon Lessor by any Lender. Accordingly, if any Rent shall not be received by Lessor within seven (7) days after such amount shall be due more than once in any six (6) month period then, Lessee shall pay to Lessor a late charge equal to seven percent (7%) of each such overdue amount in any month such amounts remain unpaid. The Parties hereby agree that such late charge represents a fair and reasonable estimate of the costs Lessor will incur by reason of such late payment. Acceptance of such late charge by Lessor shall in no event constitute a waiver of Lessee's Default of Breach with respect to such overdue amount, nor prevent the exercise of any of the other rights and remedies granted hereunder. In the event that a late charge is payable hereunder, whether or not collected, for three (3) consecutive installments of Base Rent, then notwithstanding any provision of this Lease to the contrary, Base Rent shall, at Lessor's option, become due and payable quarterly in advance.

12.5 Lessor shall not be deemed in breach of this Lease unless Lessor fails within a reasonable time to perform an obligation required to be performed by Lessor. For purposes of this Paragraph, a reasonable time, for non-emergency matters, shall in no event be less than thirty (30) days after receipt by Lessor, and any Lender whose name and address shall have been furnished Lessee in writing for such purpose, of written notice specifying wherein such obligation of Lessor has not been performed; provided, however, that if the nature of Lessor's obligation is such that more than thirty (30) days are reasonably required for its performance, then Lessor shall not be in breach if performance is commenced within such thirty (30) day period and thereafter diligently pursued to completion.

13. Condemnation. If the Premises or any portion thereof are taken under the power of eminent domain or sold under the threat of the exercise of said power (collectively "Condemnation"), this Lease shall terminate as to the part taken as of the date the condemning authority takes title or possession, whichever first occurs. If more than ten percent (10%) of any building portion of the Premises, or more than twenty-five percent (25%) of the land area portion of the Premises not occupied by any building, is taken by Condemnation, Lessee may, at Lessee's option, to be exercised in writing within ten (10) days after Lessor shall have given Lessee written notice of such taking (or in the absence of such notice, within ten (10) days after the condemning authority shall have taken possession) terminate this Lease as of the date the condemning authority takes such possession. If Lessee does not terminate this Lease in accordance with the foregoing, this Lease shall remain in full force and effect as to the portion of the Premises remaining, except that the Base Rent shall be reduced in proportion to the reduction in utility of the Premises caused by such Condemnation. Condemnation awards and/or payments shall be the property of Lessor, whether such award shall be made as compensation for diminution in value of the leasehold, the value of the part taken, or for severance damages; provided, however, that Lessee shall be entitled to any compensation for Lessee's relocation expenses, loss of business goodwill and/or Trade Fixtures, without regard to whether or not this Lease is terminated pursuant to the provisions of this Paragraph. All alterations and utility installations made to the Premises by Lessee, for purposes of Condemnation only, shall be considered the property of the Lessee and Lessee shall be entitled to any and all compensation which is payable therefor. In the event that this Lease is not terminated by reason of the Condemnation, Lessor shall repair any damage to the Premises caused by such condemnation.

14. Brokers' Fee. There is no Brokers' Fee to be paid by either Party in conjunction with this Lease transaction. Lessee and Lessor each represent and warrant to the other that it has had no dealings with any person, firm, broker or finder in connection with this Lease, and that no one is entitled to any commission or finder's fee in connection herewith. Lessee and Lessor do each hereby agree to indemnify, protect, defend and hold the other harmless from and against liability for compensation or charges which may be claimed by any such unnamed broker, finder or other similar party by reason of any dealings or actions of the indemnifying Party, including any costs, expenses, and/or attorneys' fees reasonably incurred with respect thereto.

15. Estoppel Certificates.

15.1 Each Party (as "Responding Party") shall within fourteen (14) days after written notice from the other Party (the "Requesting Party") execute, acknowledge and deliver to the Requesting Party an Estoppel Certificate plus such additional information, confirmation and/or statements as may be reasonably requested by the Requesting Party.

15.2 If the Responding Party shall fail to execute or deliver the Estoppel Certificate within such ten day period, the Requesting Party may execute an Estoppel Certificate stating that: (i) the Lease is in full force and effect without modification except as may be represented by the Requesting Party, (ii) there are no uncured defaults in the Requesting Party's performance, and (iii) if lessor is the Requesting Party, not more than one month's Rent has been paid in advance. Prospective purchasers and encumbrancers may rely upon the Requesting Party's Estoppel Certificate, and the Responding Party shall be estopped from denying the truth of the facts contained in said Certificate.

15.3 If Lessor desires to finance, refinance, or sell the Premises, or any part thereof, or if Lessee should be in default of the Lease, upon five (5) days prior written notice, Lessee shall deliver to any potential lender or purchaser designated by Lessor, or to Lessor in the event of a default, such financial statements as may be reasonably required by such lender or purchaser, including, but not limited to, Lessee's financial statements for the past three (3) years. All such financial statements shall be received by Lessor and such lender

or purchaser in confidence and shall be used only for the purposes herein set forth. Notwithstanding the foregoing, if Lessee is a publicly traded corporation subject to ongoing periodic SEC financial reporting requirements, Lessee may provide Lessor copies of the SEC financial filings in lieu of such financial statements.

16. Definition of Lessor. The term "Lessor" as used herein shall mean the owner or owners at the time in question of the fee title to the premises. In the event of a transfer of Lessor's title or interest in the Premises or this Lease, Lessor shall deliver to the transferee or assignee (in cash or by credit) any unused Security Deposit held by lessor. Except as provided in Paragraph 15, upon such transfer or assignment and delivery of the Security Deposit, as aforesaid, the prior Lessor shall be relieved of all liability with respect to the obligations and/or covenants under this Lease thereafter to be performed by the Lessor. Subject to the foregoing, the obligations and/or covenants in this Lease to be performed by the Lessor shall be binding only upon the Lessor as hereinabove defined. Notwithstanding the above, and subject to the provisions of Paragraph 18 below, the original Lessor under this Lease, and all subsequent holders of the Lessor's interest in this Lease shall remain liable and responsible with regard to the potential duties and liabilities of Lessor pertaining to Hazardous Substances as outlined in Paragraph 5 above.

17. Severability. The invalidity of any provision of this Lease, as determined by a court of competent jurisdiction, shall in no way affect the validity of any other provisions hereof.

18. Time of Essence. Time is of the essence with respect to the performance of all obligations to be performed or observed by the Parties under this Lease.

19. No Prior or Other Agreements. This Lease contains all agreements between the Parties with respect to any matter mentioned herein, and no other prior or contemporaneous agreement or understanding other than the Agreement referenced herein shall be effective as of the Effective Date.

20 Notices.

20.1 All notices required or permitted by this Lease shall be in writing and may be delivered in person (by hand or by courier) or may be sent by regular, certified or registered mail or U.S. Postal Service Express Mail, with postage prepaid, or by facsimile transmission, and shall be deemed sufficiently given if served in a manner specified in this Paragraph 20. The addresses noted adjacent to a Party's signature on this Lease shall be that Party's address for delivery or mailing of notices. A copy of all notices to Lessee shall be sent to: Paul Street, General Counsel, BMHC, 720 Park Blvd., Suite 200, Boise, ID 83712-7714, Facsimile: (208) 331-4477. A copy of all notices to Lessor shall be sent to: Richard K. Circuit, Esq., Circuit, McKellogg, Kinney & Ross, LLP, 1205 Prospect Street, #400, La Jolla, CA 92037, facsimile (858) 459-0690. Either Party may by written notice to the other specify a different address for notice, except that upon Lessee's taking possession of the Premises, the premises shall constitute Lessee's address for notice. A copy of all notices to lessor (or Lessee) shall be concurrently transmitted to such party or parties at such addresses as Lessor (or Lessee) may from time to time hereafter designate in writing.

20.2 Any notice sent by registered or certified mail, return receipt requested, shall be deemed given on the date of delivery shown on the receipt card, or if no delivery date is shown, the postmark thereon. If sent by regular mail the notice shall be deemed given forty-eight (48) hours after the same is addressed as required herein and mailed with postage prepaid. Notices delivered by United States Express Mail or overnight courier that guarantee next day delivery shall be deemed given twenty-four (24) hours after delivery of the same to the Postal Service or courier. Notices transmitted by facsimile transmission or similar means shall be deemed

delivered upon telephone confirmation of receipt, provided a copy is also delivered via delivery or mail. If notice is received on a Saturday, Sunday or legal holiday, it shall be deemed received on the next business day.

21. Waivers. No waiver by Lessor or Lessee of the Default or Breach of any term, covenant or condition hereof, shall be deemed a waiver of any other term, covenant or condition hereof, or of any subsequent Default or Breach of the same or of any other term, covenant or condition hereof. The acceptance of Rent by lessor shall not be a waiver of any Default or Breach by lessee. Any payment by lessee may be accepted by Lessor on account of monies or damages due Lessor, notwithstanding any qualifying statements or conditions made by Lessee in connection therewith, which such statements and/or conditions shall be of no force or effect whatsoever unless specifically agreed to in writing by lessor at or before the time of deposit of such payment.

22. Holdover. Lessee has no right to retain possession of the Premises or any part thereof beyond the expiration or termination of this Lease. In the event that Lessee holds over, then the Base Rent shall be increased to one hundred fifty percent (150%) of the Base Rent applicable during the month immediately preceding the expiration or termination. Nothing contained herein shall be construed as consent by Lessor to any holding over by Lessee.

23. Cumulative Remedies. No remedy or election hereunder shall be deemed exclusive but shall, wherever possible, be cumulative with all other remedies at law or in equity.

24. Covenants and Conditions. All provisions of this Lease to be observed or performed by Lessee are both covenants and conditions. In construing this Lease, all headings and titles are for the convenience of the Parties only and shall not be considered a part of this Lease. Whenever required by the context, the singular shall include the plural and vice versa.

25. Binding Effect; Choice of Law. This Lease shall be binding upon the parties, their personal representatives, successors and assigns and shall be governed by the laws of the State of California.

26. Subordination; Attornment; Non-Disturbance.

26.1 This Lease and any Option granted hereby shall be subject and subordinate to any mortgage, deed of trust, or other hypothecation or security device (collectively, "Security Device"), now or hereafter placed upon the Premises, to any and all advances made on the security thereof, and to all renewals, modifications, and extensions thereof. Lessee agrees that the holders of any such Security Devices (in this Lease together referred to as "Lessor's Lender") shall have no liability or obligation to perform any of the obligations of Lessor under this Lease. Any Lender may elect to have this Lease and/or any Option granted hereby superior to the lien of its Security Device by giving written notice thereof to Lessee, whereupon this Lease and such Options shall be deemed prior to such Security Device, notwithstanding the relative dates of the documentation or recordation thereof.

26.2 Subject to the non-disturbance provisions of Paragraph 26.3, Lessee agrees to attorn to a Lender or any other party who acquires ownership of the Premises by reason of a foreclosure of a Security Device, and that in the event of such foreclosure, such new owner shall not: (i) be liable for any act or omission of any prior lessor or with respect to events occurring prior to acquisition of ownership; or (ii) be subject to any offsets or defenses which Lessee might have against any prior lessor.

26.3 With respect to Security Devices entered into by Lessor after the execution of this Lease, Lessee's subordination of this Lease shall be subject to receiving a commercially reasonable non-disturbance

agreement (a "Non-Disturbance Agreement") from the Lender which Non-Disturbance Agreement provides that Lessee's possession of the Premises, and this Lease, including any options to extend the term hereof, will not be disturbed so long as Lessee is not in Breach hereof (beyond any applicable cure period) and attorns to the record owner of the Premises. Further, within thirty (30) days after the execution of this Lease, Lessor shall use its commercially reasonable efforts to obtain a Non-Disturbance Agreement from the holder of any pre-existing Security Device which is secured by the Premises. In the event that Lessor is unable to provide the Non-Disturbance Agreement within said thirty (30) days, then Lessee or Lessor may terminate this Lease without liability to either party by giving written notice of termination within ten (10) days of any such thirty (30) day period.

26.4 Except as provided in Paragraph 26.3, the agreements contained in this Paragraph 26 shall be effective without the execution of any further documents; provided, however, that, upon written request from Lessor or a Lender in connection with a sale, financing or refinancing of the Premises, Lessee and Lessor shall execute such further writings as may be reasonably required to separately document any subordination, attornment and/or Non-disturbance Agreement provided for herein.

27. Attorneys' Fees. If any Party brings an action or proceeding involving the Premises to enforce the terms hereof or to declare rights hereunder, the Prevailing Party (as hereafter defined) in any such proceeding, action, or appeal thereon, shall be entitled to reasonable attorneys' fees. Such fees may be awarded in the same suit or recovered in a separate suit, whether or not such action or proceeding is pursued to decision or judgment.

28. Lessor's Access; Showing Premises; Repairs. Lessor and Lessor's agents shall have the right to enter the Premises at any time, in the case of an emergency, and otherwise at reasonable times and upon reasonable prior notice to Lessee, for the purpose of showing the same to prospective purchasers, lenders, or lessees, and making such alterations, repairs, improvements or additions to the Premises as Lessor may deem necessary. All such activities shall be without abatement of rent or liability to Lessee. Lessor may at any time place on the Premises any "For Sale" signs and Lessor may during the last six (6) months of the term hereof place on the Premises any ordinary "For Lease" signs provided that such signs do not unreasonably interfere with Lessee's operation of the Premises.

29. Signs. Lessee shall not place any sign upon the Premises without Lessor's prior written consent, which consent shall not be unreasonably withheld. All signs must comply with all Applicable Requirements. Notwithstanding the foregoing, and subject to Applicable Requirements, Lessee shall have the right to maintain or install signs on the Building and a monument sign near the main entrance to the Premises. The size, location and general appearance of such signs shall be subject to Lessor's prior written approval, which shall not be unreasonably withheld. Lessee shall pay all costs in connection with the fabrication, installation, permitting, maintenance and removal of such signs.

30. Quiet Possession. Subject to payment by Lessee of the Rent and performance of all of the covenants, conditions and provisions on Lessee's part to be observed and performed under this Lease, Lessee shall have quiet possession and quiet enjoyment of the Premises during the term hereof.

31. Options.

31.1 Lessee is granted the right to extend the Term of this Lease for two (2) periods of five (5) years each (each an "Option"). The right to extend must be exercised, if at all, by written notice delivered to Lessor not less than one hundred eighty (180) days before the Expiration Date of the Term which is then in effect. Lessee's failure to timely exercise an extension right shall automatically void all subsequent extension rights.

31.2 Each Option granted to Lessee in this Lease is personal to the original Lessee, and cannot be assigned or exercised by anyone other than said original Lessee and only while the original Lessee is in full possession of the Premises and, if requested by Lessor, with Lessee certifying that Lessee has no intention of thereafter assigning or subletting.

31.3 Effect of Default on Options.

31.3.1 Lessee shall have no right to exercise the Option if at any time within one year prior to the date on which Lessee desires to exercise such Option, Lessee has been in Default under the Lease.

31.3.2 The period of time within which an Option may be exercised shall not be extended or enlarged by reason of Lessee's inability to exercise an Option because of the provisions of this Paragraph 31.

31.3.3 The Option shall terminate and be of no further force or effect, notwithstanding Lessee's due and timely exercise of the Option, if, after such exercise and prior to the commencement of the extended term, (i) Lessee fails to pay Rent for a period of thirty (30) days after notice from Lessor (ii) Lessor gives to Lessee two (2) or more notices of separate Default during any twelve (12) month period, whether or not the Defaults are cured, or (iii) if Lessee commits any Breach of this Lease.

32. Reservations. Lessor reserves to itself the right, from time to time, to grant or obtain, without the consent or joinder of Lessee, such easements, rights and dedications that Lessor deems necessary, and to cause the recordation of parcel maps and restrictions, so long as such easement, rights, dedications, maps and restrictions do not unreasonably interfere with the use and quiet enjoyment of the Premises by Lessee. Lessee agrees to sign any documents reasonably requested by Lessor to effectuate any such easement rights, dedication, map or restrictions.

33. Amendments. This Lease may be modified or amended only in writing, signed by the Parties to be bound, obligated or affected by such modification or amendment.

34. Schedules & Exhibits. All schedules and exhibits attached hereto are incorporated into and made a part of this Lease.

35. Security Deposit. Lessee shall deposit with Lessor on the date of this Lease, security for the performance of all of its obligations pursuant to this Lease, the amount equal to monthly Base Rent then in effect ("Security Deposit"). If Lessee Defaults under this Lease, Lessor may use any part of the Security Deposit to make any defaulted payment, to pay for Lessor's cure of any defaulted obligation, or to compensate Lessor for any loss or damage resulting from any Default. To the extent any portion of the deposit is used, Lessee shall within ten business (10) days after demand from Lessor restore the Security Deposit to its full amount. Lessor may keep the Security Deposit in its general funds and shall not be required to pay interest to Lessee on the deposit amount. If Lessee shall perform all of its obligations under this Lease and return the premises to Lessor at the end of the Term as provided herein, Lessor shall return the remaining Security Deposit

to Lessee not later than thirty (30) days after the delivery of possession of the Premises to Lessor. The Security Deposit shall not serve as an advance payment of Rent or a measure of Lessor's damages for any Default under this Lease. Lessee waives the provision of California Civil Code Section 1950.7, and all other provisions of law now in force or that become in force after the date of execution of this Lease, that provide that Lessor may claim from a Security Deposit only those sums reasonably necessary to remedy any defaults in the payment of Rent, to repair damage caused by Lessee, or to clean the Premises. Lessor and Lessee agree that Lessor, in addition, may claim those sums reasonably necessary to compensate Lessor for any other foreseeable or unforeseeable loss or damage caused by the acts or omission of Lessee or Lessee's officers, agents, employees, independent contractors, or invitees. Notwithstanding anything to the contrary contained herein this Lease, Lessee shall not be required to deliver the Security Deposit to Lessor for so long as Lessor remains Crosthwaite Circle, LLC, a California limited liability company ("Crosthwaite"), or affiliate of Crosthwaite ("Affiliate"), and Lessee shall deliver Security Deposit to Lessee within seven (7) days of the date on which Crosthwaite or Affiliate shall cease to be Lessor hereunder.

36. Force Majeure. Neither Lessor nor Lessee shall be in default under this Lease to the extent they are unable to perform any of their respective obligations on account of any strike or labor problem, energy shortage, governmental pre-emption or prescription, flood, earthquake, national emergency, or any other cause of any kind beyond the reasonable control of the affected party ("Force Majeure"); provided, however, that Lessee's payment of Rent shall not be withheld or delayed by Force Majeure.

The parties hereto have executed this Lease at the place specified above their respective signatures.

"LESSOR"
GREGG STREET, LLC,
California limited liability company

"LESSEE"
HNR FRAMING SYSTEMS, INC.,
a California corporation

By: _____
Signature

By: _____
Signature

Print Name & Title

Print Name & Title

The parties hereto have executed this Lease at the place specified above their respective signatures.

"LESSOR"

GREGG STREET, LLC,
California limited liability company



Name: Robert R. Thomas
Title: Managing Member

"LESSEE"

HNR FRAMING SYSTEMS, INC.,
a California corporation



Name: Robert R. Thomas
Title: President

[Signature Page to Gregg Street Lease]



Commonwealth Land Title Company
750 "B" Street
Suite 2350
San Diego, CA 92101
Phone: (619) 233-3000

Circuit, McKellog, Kiney & Ross, LLP
12005 Prospect Street
Suite 400
La Jolla, CA 92037

Attn: Laura Leszt

Our File No: 03204598 - 609 - 611L
Senior Commercial Title Officer: Katherine I. Leicht
(kleicht@landam.com)
Phone: (619) 230-6346
Fax: (619) 233-3846

Your Reference No: Robert Thomas

Property Address: 13465 & 13495 Gregg Street, Poway, California

PRELIMINARY REPORT

Dated as of October 25, 2004 at 7:30 a.m.

In response to the above referenced application for a policy of title insurance, Commonwealth Land Title Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy forms.

The printed Exceptions and Exclusion from the coverage of said Policy or Policies are set forth in Exhibit B attached. Copies of the Policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit B of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered. It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

File No: 03204598

SCHEDULE A

The form of policy of title insurance contemplated by this report is:

CLTA Standard Owners

ALTA Loan 1992

The estate or interest in the land hereinafter described or referred to covered by this report is:

A FEE

Title to said estate or interest at the date hereof is vested in:

**Robert R. Thomas and Jane L. Thomas, Trustees of The Robert R. Thomas and Jane L. Thomas Declaration of Trust dated May 14, 1999,
Subject to Item No. 19 of Schedule B**

The land referred to herein is situated in the County of San Diego, State of California, and is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

File No: 03204598

EXHIBIT "A"

All that certain real property situated in the County of San Diego, State of California, described as follows:

Parcel A:

All of Parcel 1 of Parcel Map No. 18019 as filed in the Office of the County Recorder of San Diego County, April 24, 1998 as File No. 1998-0236683 of Official Records, and all of Parcel C of Certificate of Compliance for Boundary Adjustment 99-06, filed in the Office of the County Recorder of San Diego County, May 10, 1999 as File No. 1999-0315333 of Official Records, all in the City of Poway, County of San Diego, State of California, being more particularly described as follows:

Beginning at the Northwest corner of said Parcel 1, said point being the South right of way line of Gregg Street as shown on said Parcel Map No. 18019;

Thence along said right of way line South $87^{\circ} 40' 02''$ East, 372.07;

Thence leaving said right of way line, South $02^{\circ} 45' 50''$ West, 285.51 feet to a point on the Southerly line of said Parcel C;

Thence Westerly along said Southerly line, North $87^{\circ} 14' 07''$ West, 190.17 feet to the Southwest corner of said Parcel C;

Thence Northerly along the Westerly line of said Parcel C, North $02^{\circ} 45' 53''$ East, 154.62 feet to the Southeast corner of said Parcel 1;

Thence Westerly along the Southerly line of said Parcel 1, North $87^{\circ} 14' 07''$ West, 176.01 feet to the Southwest corner of said Parcel 1;

Thence Northerly along the Westerly line of said Parcel 1, North $00^{\circ} 07' 57''$ East, 128.22 feet to the point of beginning.

Parcel B:

All of Parcel A and Parcel B of Certificate of Compliance for Boundary Adjustment 99-06, in the City of Poway, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, May 10, 1999 as Instrument No. 1999-0315333 of Official Records, being more particularly described as follows:

Beginning at the Southeast corner of said Parcel B;

Thence Westerly along the Southerly line of said Parcel B, North $87^{\circ} 14' 07''$ West, 196.31 feet;

File No: 03204598

Thence leaving said Southerly line, North $02^{\circ} 45' 50''$ East, 285.51 feet to a point on the Northerly line of said Parcel A, said point being on the Southerly right of way line of Gregg Street as shown on said Parcel Map No. 18019 and Map No. 12853;

Thence Easterly along said right of way line, South $87^{\circ} 40' 02''$ East, 166.60 feet to the beginning of a tangent 29.50 foot radius curve, concave Southwesterly;

Thence Southeasterly along said curve through a central angle of $90^{\circ} 25' 55''$, 46.56 feet to a point on the West right of way line of Palne Street, as shown on Map No. 12853 as filed in the Office of the County Recorder of San Diego County, August 19, 1991 as File No. 91-423951 of Official Records;

Thence Southerly along said right of way line South $02^{\circ} 45' 53''$ West, 257.26 feet to the point of beginning.

EXHIBIT D

Partial Lease Termination Agreement **(Gregg Street Lease)**

PARTIAL LEASE TERMINATION AGREEMENT

This Partial Lease Termination Agreement ("Agreement") effective November 9, 2007, is made by and among Gregg Street, LLC, a California limited liability company ("Gregg"), H.N.R. Framing Systems Inc., a California corporation ("HNR"), and Building Materials Holding Corporation, a Delaware corporation ("BMHC") and is made with reference to the following facts:

A. On or about October 1, 2005, Gregg entered into that certain Triple Net Commercial Real Estate Lease ("Lease") with HNR for the premises commonly described as 13465 and 13495 Gregg Street, Poway, California ("Premises"). A copy of the Lease is attached hereto as Exhibit A.

B. HNR and BMHC desire to terminate the Lease with respect to certain portions of the Premises comprising approximately 28,000 square feet of Building "A" as more particularly described on Exhibit B to this Agreement ("Surrendered Premises") and abandon said Surrendered Premises effective upon the Commencement Date of the New Lease.

C. Gregg desires to enter into a new lease of the Surrendered Premises with Complete Office of California, Inc. ("COC") commencing January 1, 2008 ("Commencement Date") and ending five (5) years thereafter ("New Lease"). A copy of the New Lease is attached hereto as Exhibit C.

NOW THEREFORE, the parties agree as follows:

1. Consent. Upon execution of the Agreement and upon the occupation of the Surrendered Premises by COC on the Commencement Date pursuant to the terms of the New Lease, Gregg shall thereupon consent to termination of the Lease with respect to and the abandonment of the Surrendered Premises by HNR and BMHC.

2. Indemnification. The term of the Lease expires on October 31, 2010. If COC, during the period the term of the New Lease, fails to make lease payments to Gregg, BMHC and HNR agree to indemnify Gregg for any lease payment losses for the remaining term of the Lease based on the terms set forth in the New Lease including the monetary triple net obligations. Gregg, upon demand for such payment, agrees to permit BMHC or its assigns to re-occupy the Surrendered Premises for the period of time it makes such indemnity payments to Gregg under the terms of the Lease.

3. Base Rent Deficit Payments. On or before the first day of each month during the remaining term of the Lease, HNR shall pay to Gregg the amounts set forth on Schedule 1 to this Agreement, which amounts represent the estimated aggregate difference in the Base Rent payment required of HNR in the Lease and the aggregate Base Rent payment required by Paragraph 1.6(a) in the New Lease for the period commencing on the Commencement Date and ending September 30, 2010 ("Base Rent Deficit").

4. Other Costs. Upon notice and demand from Gregg, HNR hereby acknowledges that HNR remains liable under the Lease for, and shall reimburse Gregg for, the following costs of the Lease which are not part of the Surrendered Premises:

4.1 13465 Gregg Street:

4.1.1 15.16% of the Monthly Assessment for Spectrum Property Management;

4.1.2 15.16% of Real Property Taxes; and

4.1.3 15.16% of Commercial General Liability Insurance premiums.

4.2 13495 Gregg Street:

4.2.1 100% of the Monthly Assessment for Spectrum Property Management;

4.2.2 100% of Real Property Taxes; and

4.2.3 100% of Commercial General Liability Insurance premiums.

5. Brokers' Fees. HNR shall pay to Voit Commercial Brokers and Burnham Real Estate, for the period beginning on January 1, 2008 and ending September 30, 2010, brokers' fees in the amounts and at the dates as more particularly described in Paragraph 1.9(b) of the New Lease.

6. Tenant Improvements. HNR shall reimburse Gregg for the following expenses associated with completing the tenant improvements required to be performed by Gregg pursuant to Paragraph 57 of the New Lease.

6.1 Upon Signing the Agreement, For Expenses Actually Paid.

<u>Vendor</u>	<u>Amount Paid</u>	<u>Purpose</u>
Corky's Welding Automatic Door Specialists	\$6,189.00 574.76	Dock railing
Bill Havens Painting	9,445.00	AK1 digital pad
Bill Havens Painting	935.00	Prep, patch and paint
		Loading dock walls & railings

<u>Vendor</u>	<u>Amount Paid</u>	<u>Purpose</u>
CRL Incorporated	2,725.00	Electrical work -- warehouse lighting
CRL Incorporated	2,348.00	Electrical work -- parking lot lights
A.O. Reed	712.00	Replace AC unit
	<u>\$22,428.76</u>	

6.2 Upon notice and demand for future expenses which will be incurred by Gregg in connection with the following ("Future Expenses"):

6.2.1 Design, permit, contract and construct two (2) new truck loading docks and related demolition. The construction contracts will be put out to bid. The low bid shall be selected by Gregg and HNR.

6.2.2 Grind and rebuild dock walls in the event the "float" does not hold up if a defect occurs during the term of the Lease.

6.3 In connection with the performance of Future Expenses work, Gregg may use the low bid of a concrete company selected on the basis of competitive bids.

6.4 HNR acknowledges and agrees to remove the wood wall (which separates the warehouse) prior to the expiration of the Lease.

7. Binding Effect. This Agreement shall be binding on the parties, their personal representatives, successors and assigns and shall be governed by the laws of the State of California.

8. Mediation then Arbitration

8.1 In the event of a dispute or default under this Agreement, any controversy or claim arising out of or relating to this Agreement, or the breach thereof, shall first be submitted to non-binding mediation ("Mediation") prior to initiating arbitration as set forth below in Paragraph 8.2. Each party shall bear its own costs and expenses of participating in the Mediation, and each party shall bear one-half (1/2) of the fees of the mediator. The mediator shall be selected by the parties' mutual agreement within ten (10) days notice by one party to the other requesting mediation ("Notice of Dispute"). If the parties cannot timely mutually agree upon a mediator, the American Arbitration Association, San Diego, California, shall promptly select the mediator. The parties agree that time is of the essence and that they will

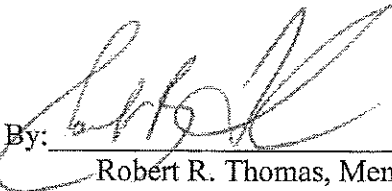
each, in good faith, seek to conclude the mediation process within sixty (60) days following the Notice of Dispute.

- 8.2 Any controversy or claim arising out of or relating to this Agreement, or the breach thereof, which shall not have been satisfactorily resolved first according to Paragraph 8.1 above, shall be settled by arbitration at San Diego, California, in accordance with the Commercial Arbitration Rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.


9. Attorneys' Fees. If any party brings an arbitration or other proceeding to enforce the terms of this Agreement, the prevailing party in any such proceeding shall be entitled to reasonable attorneys' fees and costs.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.


GREGG STREET, LLC

By: 
Robert R. Thomas, Member

BUILDING MATERIALS HOLDING
CORPORATION
A Delaware Corporation

By: 

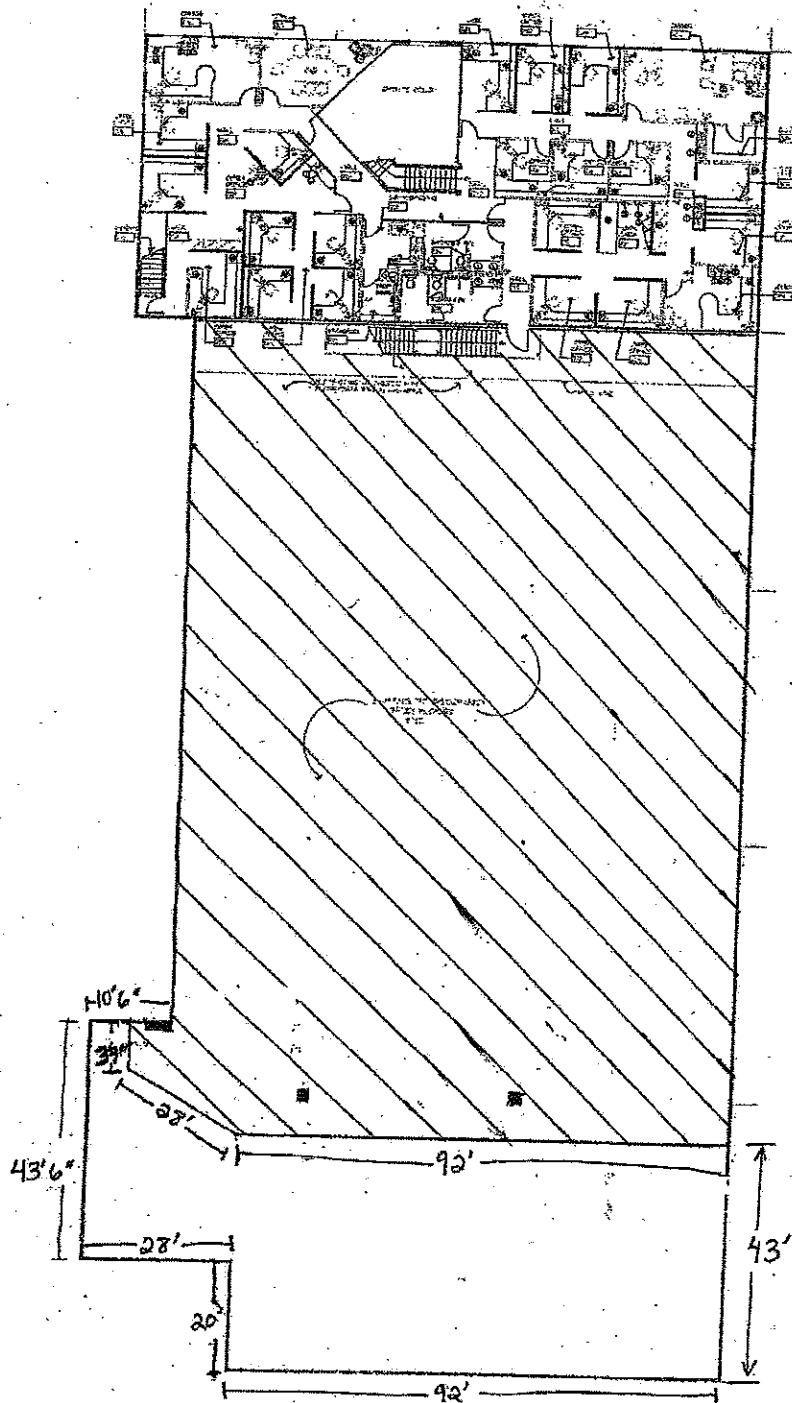
H.N.R. FRAMING SYSTEMS INC.
A California Corporation

By: 
Secretary

**SCHEDULE 1
RENT DEFICIT PAYMENTS**

	Price/sq ft	Totals rents owed To Gregg	Rents due from Complete Office	Rent Differential
Jan-08	1.247	71,080	23,800	47,280
Feb-08	1.247	71,080	23,800	47,280
Mar-08	1.247	71,080	11,900	59,180
Apr-08	1.247	71,080	23,800	47,280
May-08	1.247	71,080	23,800	47,280
Jun-08	1.247	71,080	23,800	47,280
Jul-08	1.247	71,080	23,800	47,280
Aug-08	1.247	71,080	23,800	47,280
Sep-08	1.247	71,080	23,800	47,280
Oct-08	1.284	73,212	23,800	49,412
Nov-08	1.284	73,212	23,800	49,412
Dec-08	1.284	73,212	23,800	49,412
Jan-09	1.284	73,212	24,633	48,579
Feb-09	1.284	73,212	24,633	48,579
Mar-09	1.284	73,212	12,317	60,896
Apr-09	1.284	73,212	24,633	48,579
May-09	1.284	73,212	24,633	48,579
Jun-09	1.284	73,212	24,633	48,579
Jul-09	1.284	73,212	24,633	48,579
Aug-09	1.284	73,212	24,633	48,579
Sep-09	1.284	73,212	24,633	48,579
Oct-09	1.323	75,409	24,633	50,776
Nov-09	1.323	75,409	24,633	50,776
Dec-09	1.323	75,409	24,633	50,776
Jan-10	1.323	75,409	25,495	49,914
Feb-10	1.323	75,409	25,495	49,914
Mar-10	1.323	75,409	25,495	49,914
Apr-10	1.323	75,409	25,495	49,914
May-10	1.323	75,409	25,495	49,914
Jun-10	1.323	75,409	25,495	49,914
Jul-10	1.323	75,409	25,495	49,914
Aug-10	1.323	75,409	25,495	49,914
Sep-10	1.323	75,409	25,495	49,914
Totals		2,423,174	786,436	1,636,738

EXHIBIT "B"



Building "A"
Shaded area is the "Surrendered Premises"

EXHIBIT E

Partial Lease Termination Agreement (No. 2) **(Gregg Street Lease)**

**PARTIAL LEASE TERMINATION AGREEMENT
(NO. 2)**

This Partial Lease Termination Agreement No. 2 ("Agreement") effective July 15, 2008, is made by and among Gregg Street, LLC, a California limited liability company ("Gregg"), H.N.R. Framing Systems Inc., a California corporation ("HNR"), and Building Materials Holding Corporation, a Delaware corporation ("BMHC") and is made with reference to the following facts:

A. On or about October 1, 2005, Gregg entered into that certain Triple Net Commercial Real Estate Lease ("Lease") with HNR for the premises commonly described as 13465 and 13495 Gregg Street, Poway, California ("Premises"). A copy of the Lease is attached hereto as Exhibit A.

B. On or about November 9, 2007, Gregg entered into that certain Partial Lease Termination Agreement with HNR and BMHC. A copy of the Partial Lease Termination Agreement is attached hereto as Exhibit B ("Partial Lease Termination Agreement No. 1").

C. HNR and BMHC now desire to terminate the Lease with respect to certain portions of the Premises comprising approximately 24,000 square feet of Building "B", located at 13495 Gregg Street, San Diego County, California, as more particularly described as SUBJECT PREMISES on Exhibit C to this Agreement ("Additional Surrendered Premises") and abandon said Additional Surrendered Premises effective upon the Commencement Date of the New Lease.

D. Gregg desires to enter into a new lease of the Additional Surrendered Premises with Sunstar Spa Covers, Inc., a Massachusetts corporation, and Softub, Inc., a California corporation, and its affiliates ("collectively "Sunstar"), commencing October 1, 2008 ("Commencement Date") and ending on February 28, 2014 ("New Lease"). A copy of the New Lease is attached hereto as Exhibit D.

NOW THEREFORE, the parties agree as follows:

1. Consent. Upon execution of the Agreement and upon the occupation of the Additional Surrendered Premises by SUNSTAR on the Commencement Date pursuant to the terms of the New Lease, Gregg shall thereupon consent to termination of the Lease with respect to and the abandonment of the Additional Surrendered Premises by HNR and BMHC.

2. Indemnification. The term of the Lease expires on October 31, 2010. If Sunstar, during the period the term of the Lease, fails to make lease payments (and meet other obligations arising under Paragraphs 5, 6, 7, 8, 9 and 10 of the Lease) to Gregg, BMHC and HNR agree to indemnify Gregg for any lease payment losses (and other obligation arising under Paragraphs 5, 6, 7, 8, 9 and 10 of the Lease) for the remaining term of the Lease based on the terms set forth in the Lease. Gregg, upon demand for such payment, agrees to permit BMHC or its assigns to re-occupy the Additional Surrendered Premises for the period of time it makes such indemnity payments to Gregg under the terms of the Lease.

3. Base Rent Deficit Payments. On or before the first day of each month during the remaining term of the Lease, HNR shall pay to Gregg the amounts set forth on Schedule 1 to this Agreement, which amounts represent the estimated aggregate difference in the Base Rent payment required of HNR in the Lease and the aggregate Base Rent payment required by Paragraph 1.6(a) in the New Lease for the period commencing on the Commencement Date and ending September 30, 2010 ("Base Rent Deficit").

4. Other Costs. Upon notice and demand from Gregg, HNR hereby acknowledges that HNR remains liable under the Lease for, and shall reimburse Gregg for, the following costs of the Lease which are not part of the Additional Surrendered Premises:

4.1 13465 Gregg Street:

4.1.1 15.16% of the Monthly Assessment for Spectrum Property Management;

4.1.2 15.16% of Real Property Taxes; and

4.1.3 15.16% of Commercial General Liability Insurance premiums.

4.2 Paragraph 4.2 of the Partial Lease Termination Agreement No. 1 is hereby deleted.

5. Brokers' Fees. HNR shall pay to Cushman & Wakefield of San Diego and Grubb & Ellis/BRE, prorated for the period beginning on October 1, 2008 and ending September 30, 2010, the brokers' fees as more particularly described in Paragraph 1.9(b) of the New Lease.

6. Tenant Improvements. Upon notice and demand, HNR shall reimburse Gregg for the following estimated expenses associated with completing the tenant improvements required to be performed by Gregg pursuant to Paragraph 56 of the New Lease:

<u>Vendor</u>	<u>Estimated Expenses</u>	<u>Purpose</u>
Bill Havens Painting	\$15,044.00	Prep, patch and paint interior and exterior
Thomas Acoustics, Inc.	450.00	Replace damaged ceiling tiles
Howards Carpets	1,080.00	Replace carpet in conference room (prorated share)
Cleaning	500.00	Cleaning
Warehouse Clean-up and Repair	2,500.00	Warehouse Clean-up and Repair

7. Binding Effect. This Agreement shall be binding on the parties, their personal representatives, successors and assigns and shall be governed by the laws of the State of California.

8. Mediation then Arbitration

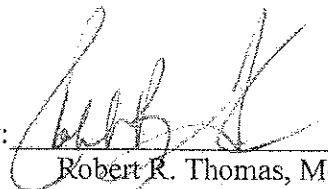
8.1 In the event of a dispute or default under this Agreement, any controversy or claim arising out of or relating to this Agreement, or the breach thereof, shall first be submitted to non-binding mediation ("Mediation") prior to initiating arbitration as set forth below in Paragraph 8.2. Each party shall bear its own costs and expenses of participating in the Mediation, and each party shall bear one-half (1/2) of the fees of the mediator. The mediator shall be selected by the parties' mutual agreement within ten (10) days notice by one party to the other requesting mediation ("Notice of Dispute"). If the parties cannot timely mutually agree upon a mediator, the American Arbitration Association, San Diego, California, shall promptly select the mediator. The parties agree that time is of the essence and that they will each, in good faith, seek to conclude the mediation process within sixty (60) days following the Notice of Dispute.

8.2 Any controversy or claim arising out of or relating to this Agreement, or the breach thereof, which shall not have been satisfactorily resolved first according to Paragraph 8.1 above, shall be settled by arbitration at San Diego, California, in accordance with the Commercial Arbitration Rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.


9. Attorneys' Fees. If any party brings an arbitration or other proceeding to enforce the terms of this Agreement, the prevailing party in any such proceeding shall be entitled to reasonable attorneys' fees and costs.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.


GREGG STREET, LLC

By: 
Robert R. Thomas, Member

BUILDING MATERIALS HOLDING
CORPORATION
A Delaware Corporation

By: 
SVP

H.N.R. FRAMING SYSTEMS INC.
A California Corporation

By: 
SVP

Schedule 1
Rent Defecit Payments

sq feet	Price Sq Ft	13495 Gregg only 24,000	Due from Sun Star	Due from BMHC
		Total Rents Owed to Gregg St		
October-08	1.284	30,816	21,120	9,696
November-08	1.284	30,816	10,560	20,256
December-08	1.284	30,816	10,560	20,256
January-09	1.284	30,816	10,560	20,256
February-09	1.284	30,816	10,560	20,256
March-09	1.284	30,816	10,560	20,256
April-09	1.284	30,816	10,560	20,256
May-09	1.284	30,816	10,560	20,256
June-09	1.284	30,816	10,560	20,256
July-09	1.284	30,816	10,560	20,256
August-09	1.284	30,816	10,560	20,256
September-09	1.284	30,816	21,120	9,696
October-09	1.323	31,752	21,859	9,893
November-09	1.323	31,752	21,859	9,893
December-09	1.323	31,752	21,859	9,893
January-10	1.323	31,752	21,859	9,893
February-10	1.323	31,752	21,859	9,893
March-10	1.323	31,752	21,859	9,893
April-10	1.323	31,752	21,859	9,893
May-10	1.323	31,752	21,859	9,893
June-10	1.323	31,752	21,859	9,893
July-10	1.323	31,752	21,859	9,893
August-10	1.323	31,752	21,859	9,893
September-10	1.323	31,752	21,859	9,893
		2,423,174	410,148	340,668

EXHIBIT F

Ralph Road Lease

TRIPLE NET COMMERCIAL REAL ESTATE LEASE

This Triple Net Commercial Real Estate Lease ("Lease") is hereby made and entered into by and between Ralph Road, LLC, a California limited liability company ("Lessor"), and FSC Construction, Inc., a Delaware corporation ("Lessee" or "Buyer") (Lessor and Lessee sometimes collectively referred to herein below as the "Parties"), as of this 1st day of October, 2005 ("Effective Date") with reference to the following facts:

RECITALS

A. **WHEREAS** pursuant to (i) that certain Securities Purchase Agreement ("SPA") dated as of the date even herewith between Lessee, Robert R. Thomas, Trustee of the Restated Robert R. Thomas Trust dated April 14, 1999 ("Shareholder"), and BMHC, Inc., a Delaware corporation ("BMHC"), Shareholder has agreed to sell to BMHC and BMHC has agreed to purchase from Shareholder, all of the issued and outstanding capital stock in Lessee at the price and upon the terms and conditions as are contained in the SPA; and (ii) that certain Asset Purchase Agreement ("APA") dated as of the date even herewith between Lessee and Home Building Components, Inc., a California corporation ("HBC"), HBC has agreed to sell to Buyer and Buyer has agreed to purchase from HBC, the assets and liabilities as described in the APA, at the price and subject to the terms and conditions set forth therein; and

B. **WHEREAS** pursuant to the APA Lessor and Lessee have agreed to enter into a Lease whereby Lessor agrees to lease to Lessee and Lessee agrees to lease from Lessor the Premises as set forth more fully hereinafter.

THEREFORE, in consideration for all obligations, responsibilities and other consideration hereby acknowledged, the Parties agree as follows:

1. Premises For purposes of this Lease, Premises shall mean that certain real property, including any improvements therein or to be provided by Lessor under the terms of this Lease, and commonly known as 340 W. Ralph Road, located in the City of Imperial, County of Imperial, State of California, and generally described as the office building, shop/warehouse spaces & bay structures, ("Building"), and unimproved real property ("Land") described in Exhibit A to this Lease and made a part hereof.

1.1 The Premises shall be used only for roofing truss, floor, and wall framing manufacturing operations, including without limitation any receiving, shipping and general office/administrative operations associated therewith, and related uses consistent with applicable law.

1.2 Lessor hereby leases to Lessee, and Lessee hereby leases from Lessor, the Premises, for the term, at the rental and upon all the terms, covenants and conditions set forth in this Lease. Unless otherwise provided herein, any statement of size set forth in this Lease, or that may have been used in calculating rental, is an approximation, which the Parties agree is reasonable and the rental based thereon is not subject to revision whether or not the actual size is more or less.

2. Term Five (5) years and Zero (0) months ("Term") commencing as of the Effective Date ("Commencement Date") and ending Five (5) years from the first day of the first month following the Effective Date unless extended by operation of Paragraph 31 or otherwise earlier terminated only as specifically provided herein ("Expiration Date").

3. Rent

3.1 Rent shall be Twenty-Five Thousand Dollars (\$25,00) per month ("Base Rent"), due on the first (1st) day of each month commencing on the Commencement Date, provided that Lessee shall have until the fifth (5th) day of each month during the Term in which to make payment to Lessor without penalty. During the Term, unless modified in writing by the Parties and except as modified by operation of Paragraph 3.1 below, the Base Rent then in effect shall be increased by three percent (3%) on the annual anniversary of the Commencement Date every Lease Year (as it is defined herein). For purposes of this Lease, the term "Lease Year" means a one (1) year period commencing with the Commencement Date. Notwithstanding anything to the contrary contained herein this Lease, in the event Lessee exercises an Option (as defined herein) during the Term, the Base Rent for the first year of any such Option exercised shall be established as follows:

3.1.1 The Base Rent payable for renewal of the Term through exercise of the first Option shall be the greater of (a) the Fair Market Rental Value (as defined herein) as of the last day of the fifth anniversary of the Commencement Date; and (b) one hundred three percent (103%) of the Base Rent in effect as of the fifth Lease Year. For purposes of this Lease, Fair Market Rental Value shall mean, with respect to Premises, the fair market monthly rental value that would be obtained in an arm's-length transaction between an informed and willing lessee and an informed and willing lessor, in either case under no compulsion to lease, and neither of which is related to Lessor or Lessee for the lease of Premises on the terms set forth herein this Lease, assuming that the Premises are in a condition and repair required to be maintained by the terms of this Lease.

3.1.2 The Base Rent payable for renewal of the Term through exercise of the second Option shall be the greater of (a) the Fair Market Rental Value (as defined herein) as of the last day of the tenth anniversary of the Commencement Date; and (b) one hundred three percent (103%) of the Base Rent in effect as of the tenth Lease Year.

3.2 All monetary obligations of Lessee to Lessor under the terms of this Lease (except for the Security Deposit (as defined herein)) are deemed to be rent, which shall include but not be limited to Base Rent ("Rent").

3.3 Lessee shall cause payment of Rent to be received by Lessor in United States currency, without any offset or deduction (except as specifically permitted in this Lease), on or before the date on which is due. Rent for any period during the term hereof which is for less than one (1) full calendar month shall be pro rated based upon the actual number of days of said month. Payment of rent shall be made to Lessor at its address stated herein or to such other persons or place as Lessor may from time to time designate in writing. Acceptance of a payment which is less than the amount then due shall not be a waiver of Lessor's rights to the balance of such Rent, regardless of Lessor's endorsement of any check so stating.

4. Use

4.1 Lessee shall use and occupy the Premises according to the use set forth in Paragraph 1.1 herein, and for no other purpose. Lessee shall not use or permit the use of the Premises in a manner that is unlawful, creates damage, waste or a nuisance, or that disturbs owners or occupants of, or causes damage to neighboring properties. Lessee shall not make any improvements or modifications to the Premises without Lessor's written approval, such approval not to be unreasonably withheld.

4.2

4.2.1 The term "Hazardous Substance" as used in this Lease shall mean any product, substance, or waste whose presence, use, manufacture, disposal, transportation, or release, either by itself or in combination with other materials expected to be on the Premises, is either: (i) potentially injurious to the public health, safety or welfare, the environment or the Premises, (ii) regulated or monitored by any governmental authority, or (iii) a basis for potential liability of Lessor to any governmental agency or third party under any applicable statute or common law theory. Hazardous Substances shall include, but not be limited to, hydrocarbons, petroleum, gasoline, and/or crude oil or any products, by-products or fractions thereof. Lessee shall not engage in any activity in or on the Premises which constitutes a Reportable Use of Hazardous Substances without the express prior written consent of Lessor and timely compliance at Lessee's expense with all Applicable Requirements. For purposes of this Lease, Applicable Requirements shall mean compliance with all applicable governmental laws, ordinances and regulations. For purposes of this Lease, "Reportable Use" shall mean (i) the installation or use of any above or below ground storage tank, (ii) the generation, possession, storage, use, transportation, or disposal of a Hazardous Substance that requires a permit from, or with respect to which a report, notice, registration or business plan is required to be filed with, any governmental authority, and/or (iii) the presence at the Premises of a Hazardous Substance with respect to which any Applicable Requirements requires that a notice be given to persons entering or occupying the Premises or neighboring properties. Notwithstanding the foregoing, Lessee may use any ordinary and customary materials reasonably required to be used in the normal course of the Agreed Use, so long as such use is in compliance with all Applicable Requirements, is not a Reportable Use, and does not expose the Premises or neighboring property to any meaningful risk of contamination or damage or expose Lessor to any liability therefor. In addition, Lessor may condition its consent to any Reportable Use upon receiving such additional assurances as Lessor reasonably deems necessary to protect itself, the public, the Premises and/or the environment against damage, contamination, injury and/or liability, including, but not limited to, the installation (and removal on or before Lease expiration or termination) of protective modifications (such as concrete encasements).

4.2.2 If Lessee knows, or has reasonable cause to believe, that a Hazardous Substance has come to be located in, on, under or about the Premises, other than as previously consent to by Lessor, Lessee shall immediately give written notice of such fact to Lessor, and provide Lessor with a copy of any report, notice, claim or other documentation which it has concerning the presence of such Hazardous Substance.

4.2.3 Lessee shall not cause or permit any Hazardous Substance to be spilled or released in, on, under, or about the Premises (including through the plumbing or sanitary sewer system) and shall promptly, at Lessee's expense, take all investigatory and/or remedial action reasonably recommended, whether or not formally ordered or required, for the cleanup of any contamination of, and for the maintenance, security and/or monitoring of the Premises or neighboring properties, that was caused or materially contributed to by Lessee, or pertaining to or involving any Hazardous Substance brought onto the Premises during the term of this Lease, by or for Lessee, or Lessee's agents, employees, or contractors.

4.2.4 Lessee shall indemnify, defend and hold Lessor, its agents, employees, and lenders harmless from and against any and all loss of rents and/or damages, liabilities, judgments, claims, expenses, penalties, and attorneys' and consultants' fees arising out of or involving any Hazardous Substance brought onto the Premises by or for Lessee, or Lessee's agents, employees, contractors, or invitees (provided, however, that Lessee shall have no liability under this Lease with respect to underground migration of any Hazardous Substance under the Premises from adjacent properties). Lessee's obligations shall include, but not be limited to, the effects of any contamination or injury to person, property or the environment created or suffered by Lessee, and the cost of investigation, removal, remediation, restoration and/or abatement, and shall survive the expiration or termination of this Lease. No termination, cancellation or release agreement entered

into by Lessor and Lessee shall release Lessee from its obligations under this Lease with respect to Hazardous Substances, unless specifically so agreed by Lessor in writing at the time of such agreement.

4.3 Except as otherwise provided in this Lease, Lessee shall, at Lessee's sole expense, fully, diligently and in a timely manner, materially comply with all Applicable Requirements, the reasonable requirements of any applicable fire insurance underwriter or rating bureau, and the recommendations of Lessor's engineers and/or consultants which relate in any manner to the Premises, without regard to whether said requirements are now in effect or become effective after the Commencement Date. Lessee shall, within ten (10) days after receipt of Lessor's written request, provide Lessor with copies of all permits and other documents, and other information evidencing Lessee's compliance with Applicable Requirements as specified by Lessor, and shall immediately upon receipt, notify Lessor in writing (with copies of any documents involved) of any threatened or actual claim, notice, citation, warning, complaint or report pertaining to or involving the failure of Lessee or the Premises to comply with any Applicable Requirements.

4.4 Lessor and its consultants shall have the right to enter into Premises at any time, in the case of an emergency, and otherwise at reasonable times upon reasonable prior notice to Lessee, for the purpose of inspecting the condition of the Premises and for verifying compliance by Lessee with this Lease. The cost of any such inspections shall be paid by Lessor, unless a violation of Applicable Requirements or the inspection is requested or ordered by governmental authority with respect to the activities of Lessee or its agents, employees, contractors, or invitees on or about the Premises. In such case, Lessee shall upon request reimburse Lessor for the cost of such inspections, so long as such inspection is reasonably related to the violation or contamination resulting from the activities of Lessee or its agents, employees, or contractors on or about the Premises.

5. Maintenance and Repairs

5.1 Subject to the provisions of this Lease and during the Term, Lessee shall, at Lessee's sole expense, keep and maintain the Premises, utility installations, and alterations in good order, condition and repair (whether or not the portion of the Premises requiring repairs, or the means of repairing the same, are reasonably or readily accessible to Lessee, and whether or not the need for such repairs occurs as a result of Lessee's use, any prior use, the elements or the age of such portion of ventilating Premises) including, but not limited to, all equipment or facilities, such as plumbing, heating, ventilating, air-conditioning, electrical, lighting facilities, boilers, pressure vessels, fire protection system, fixtures, walls (interior and exterior), foundations, ceilings, roofs, floors, windows, doors, plate glass, skylights, landscaping, driveways, parking lots, fences, retaining walls, signs, sidewalks and parkways located in, on, or adjacent to the Premises. Lessee, in keeping the Premises in good order, condition and repair, shall exercise and perform regular maintenance practices. Lessee's obligations shall include restorations and replacements as necessary to keep the Premises and all improvements thereon or a part thereof in good order, condition and state of repair. Lessee shall, during the term of this Lease, keep the exterior appearance of the Building in a first-class condition consistent with the exterior appearance of other similar facilities of comparable age and size in the vicinity.

5.2 Lessee, at its sole expense, shall maintain in good order and repair and perform regular maintenance on (in accordance with commercially reasonable management practices and applicable warranty requirements) the following equipment and improvements, if any, if and when installed on the Premises: (i) HVAC equipment, (ii) boiler, and pressure vessels, (iii) fire extinguisher systems, including fire alarm and/or smoke detection, (iv) landscaping and irrigation systems, (v) roof covering and drains, (vi) driveways, (vii) parking lots, and (viii) basic utility feed to the perimeter of the Building (collectively "Basic Elements").

5.3 Lessee shall not be required to perform any repairs or maintenance to the Premises necessitated by reason of the negligence of Lessor or by reason of the failure of Lessor to perform obligations of this Lease.

5.4 Lessee shall surrender the Premises by the Expiration Date or any earlier termination date, with all of the improvements, parts and services thereof broom clean and free of debris, and in good operating order, condition and state of repair, ordinary wear and tear excepted. "Ordinary wear and tear" shall not include any damage or deterioration that would have been prevented by good maintenance practice. Lessee shall repair any damage occasioned by the installation, maintenance or removal of its personal property and equipment. The failure by Lessee to timely vacate Premises pursuant this Paragraph without the express written consent of Lessor shall constitute a holdover.

5.5 Except as specifically set forth herein,, it is intended by the Parties hereto that Lessor have no obligation, in any manner whatsoever, to repair and maintain the Premises, or the equipment therein, all of which obligations are intended to be those of the Lessee. It is the intention of the Parties that the terms of this Lease govern the respective obligations of the Parties as to maintenance and repair of the Premises, and they expressly waive the benefit of any statute now or hereafter in effect to the extent it is inconsistent with the terms of this Lease.

6. Insurance

6.1 Except for Lessor's gross negligence, and to the extent permitted by law, Lessee waives any claims it may have against Lessor or its officers, managers, employees or agents for business interruption or damage to property sustained by Lessee as the result of any act or omission of Lessor.

6.2 Lessee shall maintain insurance as follows, with such other terms, coverages and insurers, as Lessor shall reasonably require from time to time:

6.2.1 Commercial General Liability Insurance, with (a) Contractual Liability including the indemnification provisions contained in this Lease, (b) a severability of interest endorsement, (c) limits of not less than Two Million Dollars (\$2,000,000) combined single limit per occurrence and not less than Two Million Dollars (\$2,000,000) in the aggregate for bodily injury, sickness or death, and property damage, and umbrella coverage of not less than Five Million Dollars (\$5,000,000).

6.2.2 Property Insurance against "All Risks" of physical loss covering the replacement cost of all improvements, fixtures and personal property. Lessee waives all rights of subrogation, and Lessee's property insurance shall include a waiver of subrogation in favor of Lessor.

6.2.3 Lessee's insurance shall be primary and not contributory to that carried by Lessor, its agents, or Lessor's Lender, if any. Lessor shall be named as an additional insured as respects insurance required of the Lessee in this Paragraph 6. The company or companies writing any insurance that Lessee is required to maintain under this Lease, as well as the form of such insurance, shall be licensed to do business in the state in which the Premises are located. Such insurance companies shall have an A.M. Best rating of A or better.

7. Indemnity

7.1 Except for Lessor's negligence or willful misconduct, Lessee shall indemnify, protect, defend and hold harmless the Premises, Lessor and its agents, Lessor's master or ground Lessor, partners and Lenders, from and against any and all claims, and/or damages, liens, judgments, penalties, attorneys' and consultants' fees, expenses and/or liabilities arising out of, involving, or in connection with, the use and/or occupancy of the Premises by Lessee. If any action or proceeding is brought against Lessor by reason of any of the foregoing matters, Lessee shall upon notice defend the same at Lessee's expense by counsel reasonably satisfactory to Lessor and Lessor shall cooperate with Lessee in such defense. Lessor need not have first paid any such claim in order to be defended or indemnified. Subject to any limitations set forth in this Lease, Lessor shall indemnify, protect, defend, and hold harmless Lessee and its officers, directors, shareholders, and agents from and against any and all claims, damages, liens, judgments, penalties, attorneys and consultants' fees, expenses, and/or liabilities to the extent arising out of, involving, or in connection with the gross negligence or willful misconduct of Lessor. If any action is brought against Lessee by reason of any of the foregoing matters, Lessor shall upon notice defend the same at Lessor's expense by counsel reasonably satisfactory to Lessee, and Lessee shall cooperate with Lessor in such defense. Lessee need not have first paid any such claim in order to be defended or indemnified.

7.2 Except to the extent of Lessor's gross negligence or willful misconduct and subject to the its specific obligations hereunder, Lessor shall not be liable for injury or damage to the person or goods, wares, merchandise or other property of Lessee, Lessee's employees, contractors, invitees, customers, or any other person in or about the Premises, whether such damage or injury is caused by or results from fire, steam, electricity, gas, water or rain, or from the breakage, leakage, obstruction or other defects of pipes, fire sprinklers, wires, appliances, plumbing, HVAC or lighting fixtures, or from any other cause, whether the said injury or damage results from conditions arising upon the Premises or upon other portions of the Building of which the Premises are a part, or from other sources or places.

8. Damage or Destruction.

8.1 Definitions.

8.1.1 "Premises Partial Damage" shall mean damage or destruction to the improvements on the Premises, other than Lessee Owned alterations and utility installations and trade fixtures, which can reasonably be repaired in six (6) months or less from the date of the damage or destruction. Lessor shall notify Lessee in writing within sixty (60) days from the date of the damage or destruction as to whether or not the damage is Partial or Total.

8.1.2 "Premises Total Destruction" shall mean damage or destruction to the Premises, other than Lessee owned alterations and utility installations and trade fixtures, which cannot reasonably be repaired in six (6) months or less from the date of the damage or destruction.

8.1.3 "Insured Loss" shall mean damage or destruction to improvements on the Premises, other than Lessee owned alterations and utility installations and Trade Fixtures, which was caused by an event required to be covered by the insurance described in Paragraph 6 above related to the Premises.

8.1.4 "Replacement Cost" shall mean the cost to repair or rebuild the improvements owned by Lessor at the time of the occurrence to their condition existing immediately prior thereto, including demolition, debris removal and upgrading required by the operation of Applicable Requirements, and without deduction for depreciation.

8.1.5 "Hazardous Substance Condition" shall mean the occurrence or discovery of a condition involving the presence of, or a contamination by, a Hazardous Substance as defined in Paragraph 5 in, on, or under the Premises.

8.2 If a Premises Partial Damage that is an Insured Loss occurs, then Lessor shall, at Lessor's expense and subject to all application of all applicable insurance proceeds, repair such damage (but not Lessee's Trade Fixtures or Lessee owned alterations and utility installations) as soon as reasonably possible and this Lease shall continue in full force and effect. Notwithstanding the foregoing, if the required insurance was not in force or the insurance proceeds are not sufficient to affect such repair, the Lessor shall promptly contribute the shortage in proceeds (except as to the deductible which is Lessee's responsibility) as and when required to complete said repairs. In the event, however, such shortage was due to the fact that, by reason of the unique nature of the improvements, full replacement cost insurance coverage was not commercially reasonable and available, Lessor shall have no obligation to pay for the shortage in insurance proceeds or to fully restore the unique aspects of the Premises unless Lessee provides Lessor with the funds to cover same, or adequate assurance thereof, within available days following receipt of written notice of such shortage and request therefor. If Lessor receives said funds or adequate assurance thereof within said ten (10) day period, the party responsible for making the repairs shall complete them as soon as reasonably possible and this Lease shall remain in full force and effect. If such funds or assurance are not received, Lessor may nevertheless elect by written notice to Lessee within ten (10) days thereafter to: (i) make such restoration and repair as is commercially reasonable with Lessor paying any shortage in proceeds, in which case this Lease shall remain in full force and effect, or have this Lease terminate thirty (30) days thereafter. Premises Partial Damage due to flood or earthquake shall be subject to Paragraph 8.3, notwithstanding that there may be some insurance coverage, but the net proceeds of any such insurance shall be made available for the repairs if made by either Party.

8.3 If a Premises Partial Damage that is not an Insured Loss occurs, unless caused by a negligent or willful act of Lessee (in which event Lessee shall make the repairs at Lessee's expense) Lessor may either: (i) repair such damage as soon as reasonably possible at Lessor's expense, in which event this Lease shall continue in full force and effect, or (ii) terminate this Lease by giving written notice to Lessee within thirty (30) days after receipt by Lessor of knowledge of the occurrence of such damage. Such termination shall be effective sixty (60) days following the date of such notice. In the event Lessor elects to terminate this Lease, Lessee shall have the right within ten (10) days after receipt of the termination notice to give written notice to Lessor of Lessee's commitment to pay for the repair of such damage without reimbursement from Lessor. Lessee shall provide Lessor with said funds or satisfactory assurance thereof within thirty (30) days after making such commitment. In such event this Lease shall continue in full force and effect, and Lessor shall proceed to make such repairs, as soon as reasonably possible after the required funds are available. If Lessee does not make the required commitment, this Lease shall terminate as of the date specified in the termination notice.

8.4 Notwithstanding any other provision hereof, if a Premises Total Destruction occurs, this Lease shall terminate sixty (60) days following such Destruction. If the damage or destruction was caused by the gross negligence or willful misconduct of Lessee and is not covered by insurance, Lessor shall have the right to recover Lessor's damages to the extent not covered by insurance) from Lessee, except as provided in Paragraph 7.

8.5 If at any time during the last six (6) months of this Lease there is Premises Partial Damage for which the cost to repair exceeds one (1) month's Base Rent, whether or not an Insured Loss, Lessee or Lessor may terminate this Lease effective sixty (60) days following the date of occurrence of such damage by

giving written termination notice to the other party within thirty (30) days after the date of occurrence of such damage. Notwithstanding the foregoing, if Lessee at that time has an exercisable option to extend this Lease or to purchase the Premises, then Lessee may preserve this Lease by, (a) exercising such option and (b) providing Lessor with any shortage in insurance proceeds (or adequate assurance thereof) needed to make the repairs on or before the earlier of (i) the date which is ten days after Lessee's receipt of Lessor's written notice purporting to terminate this Lease, or (ii) the day prior to the date upon which such option expires. If Lessee duly exercises such option during such period and provides Lessor with funds (or adequate assurance thereof) to cover any shortage in insurance proceeds, Lessor shall, at Lessor's commercially reasonable expense, repair such damage as soon as reasonably possible and this Lease shall continue in full force and effect. If Lessee fails to exercise such option and provide such funds or assurance during such period, then this Lease shall terminate on the date specified in the termination notice and Lessee's option shall be extinguished. Notwithstanding anything in this section to the contrary, if Lessee elects to exercise its option to extend the Lease and the loss is an Insured Loss, Lessee shall not be obligated to contribute funds for repair or rebuilding in excess of the amount Lessee is obligated to contribute funds for repair or rebuilding in excess of the amount Lessee is obligated to contribute under Paragraph 8.2.

8.6 Abatement of Rent; Lessee's Remedies.

8.6.1 In the event of Premises Partial Damage or Premises Total Destruction or a Hazardous Substance Condition for which Lessee is not responsible under this Lease, the Rent payable by Lessee for the period required for the repair, remediation of or restoration of such damage shall be abated in proportion to the degree to which Lessee's use of the Premises is impaired. All other obligations of Lessee hereunder shall be performed by Lessee, and Lessor shall have no liability for any such damage, destruction, remediation, repair or restoration except as provided herein. Any repair or restoration which Lessor is required to make under this Lease shall be accomplished with due diligence.

8.6.2 If Lessor shall be obligated to repair or restore the Premises and does not commence, in a substantial and meaningful way, such repair or restoration within one hundred twenty (120) days after such obligation shall accrue, Lessee may, at any time prior to the commencement of such repair or restoration, give written notice to Lessor and to any Lenders of which Lessee has actual notice, of Lessee's election to terminate this Lease on a date not less than sixty (60) days following the giving of such notice. If Lessee gives such notice and such repair or restoration is not commenced within thirty (30) days thereafter, this Lease shall terminate as of the date specified in said notice and Lessee may exercise any available rights or remedies. If the repair or restoration is commenced within said thirty (30) days, this Lease shall continue in full force and effect. "Commence" shall mean either the unconditional authorization of the preparation of the required plans, or the beginning of the actual work on the Premises, whichever first occurs.

8.7 Upon termination of this Lease pursuant to Paragraph 5 or Paragraph 8, an equitable adjustment shall be made concerning advance Base Rent and any other advance payments made by Lessee to Lessor. Lessor shall, in addition, return to Lessee so much of Lessee's Security Deposit as has not been, or is not then required to be used by Lessor pursuant to the terms of this Lease.

8.8 Lessor and Lessee agree that the terms of this Lease shall govern the effect of any damage to or destruction of the Premises with respect to the termination of this Lease and hereby waive the provisions of any present or future statute to the extent inconsistent herewith.

8.9 The provisions of Paragraphs 8.2 and 8.3 to the contrary notwithstanding, in the event Lessor fails to substantially complete restoration of damage or destruction of the Premises which Lessor is

required or elects to perform pursuant to said paragraphs within one hundred eighty (180) days after commencement of such restoration or repairs, upon prior written notice, the Lessee may terminate this Lease, provided, however, that if Lessor substantially completes the restoration within ninety (90) days after receipt of such notice, this Lease shall not terminate and shall continue in full force and effect.

9. Real Property Taxes.

9.1 As used herein, the term "Real Property Taxes" shall include any form of assessment; real estate, general, special, ordinary, extraordinary, or rental levy or tax (other than inheritance, personal income or estate taxes); improvement bond; and/or license fee imposed upon or levied against any legal or equitable interest of Lessor in the Premises, Lessor's right to other income therefrom, and/or Lessor's business of leasing, by any authority having the direct or indirect power to tax and where the funds are generated with reference to the Building address and where the proceeds so generated are to be applied by the city, county or other local taxing authority of a jurisdiction within which the Premises are located. The term "Real Property Taxes" shall also include any tax, fee, levy, assessment or charge, or any increase therein, imposed or resulting from action by any governmental entity, or imposed as a result of any change of assessment or increase of tax, fee, levy imposed as a result of a change in ownership of the Premises.

9.2 Lessee shall pay the Real Property Taxes applicable to the Premises during the term of this Lease. Subject to Paragraph 9.2(b), all such payments shall be made prior to any delinquency date. Upon Lessor's request, Lessee shall promptly furnish Lessor with satisfactory evidence that such taxes have been paid. If any such taxes shall cover any period of time prior to or after the expiration or termination of this Lease, Lessee's share of such taxes shall be prorated to cover only that portion of the tax bill applicable to the period that this Lease is in effect, and Lessor shall reimburse Lessee for any overpayment. If Lessee shall fail to pay any required Real Property Taxes, Lessor shall have the right to pay the same, and Lessee shall reimburse Lessor therefor upon demand.

9.3 In the event Lessee incurs a late charge on any Rent payment, Lessor may, at Lessor's option, estimate the current Real Property Taxes, and require that such taxes be paid in advance to Lessor by Lessee, either: (i) in a lump sum amount equal to the installment due, at least ten (10) days prior to the applicable delinquency date, or (ii) monthly in advance with the payment of the Base Rent. If Lessor elects to require payment monthly in advance, the monthly payment shall be an amount equal to the amount of the estimated installment of taxes divided by the number of months remaining before the month in which said installment becomes delinquent. When the actual amount of the applicable tax bill is known, the amount of such equal monthly advance payments shall be adjusted as required to provide the funds needed to pay the applicable taxes. If the amount collected by Lessor is insufficient to pay such Real Property Taxes when due, Lessee shall pay Lessor, upon demand, such additional sums as are necessary to pay such obligations. All monies paid to Lessor under this Paragraph may be intermingled with other monies of Lessor and shall not bear interest. In the event of a Breach by Lessee in the performance of its obligations under this Lease, then any balance of funds paid to Lessor under the provisions of this Paragraph may, at the option of Lessor, be treated as a Security Deposit.

9.4 Lessee shall pay, prior to delinquency, all taxes assessed against and levied upon Lessee owned alterations, utility installations, Trade Fixtures, furnishings, equipment and all personal property of Lessee. When possible, Lessee shall cause such property to be assessed and billed separately from the real property of Lessor. If any of Lessee's said personal property shall be assessed with Lessor's real property, Lessee shall pay Lessor the taxes attributable to Lessee's property within ten (10) days after receipt of a written statement.

10. Utilities Lessee shall pay for all water, gas, heat, light, power, telephone, trash disposal and other utilities and services supplied to the Premises, together with any taxes thereon.

11. Assignment and Subletting

11.1 Lessee shall not voluntarily nor by operation of law assign, transfer, mortgage or encumber (collectively, "assign or assignment") or sublet all or any part of Lessee's interest in this Lease or in the Premises without Lessor's prior written consent, which consent shall not be unreasonably withheld.

11.2 Permitted Transfers. Notwithstanding anything to the contrary above Lessee shall have the right, without the consent of Lessor, but upon not less than 15 days' prior notice to Lessor, to assign this Lease or sublet the Premises (i) to any parent, subsidiary or affiliate corporation or entity, or (ii) to any corporation resulting from the consolidation or merger of Lessee into or within any other entity, or (iii) to any firm, entity or corporation acquiring in one contemporaneous transaction all or substantially all of the stock or assets of Lessee or the division of Lessee occupying the Premises. Any transfer pursuant to (i), (ii) or (iii) above shall be subject to the following conditions: that any such assignment, sublease or transfer shall be subject to all of the terms, covenants and conditions of this Lease; any assignee shall expressly assume for the benefit of Lessor the obligations of Lessee under the Lease by a document reasonably satisfactory to Lessor; and Lessee shall provide to Lessor copies of documents sufficient to verify that the transfer qualifies under this paragraph. No such transfer shall release Lessee from liability. As used herein, the expression "affiliate corporation or entity" means a business entity, corporate or otherwise, that directly or indirectly through one or more intermediaries, controls or is controlled by, or is under common control with Lessee. The word "control" means the right and power, direct or indirect, to direct or cause the direction of the management and policies of a person or business entity, corporation or otherwise, through ownership of more than fifty percent (50%) of the voting stock (or other relevant ownership interests) of the entity in question.

11.3 Terms and Conditions Applicable to Assignment and Subletting.

11.3.1 Regardless of Lessor's consent, any assignment or subletting shall not: (i) be effective without the express written assumption by such assignee or sublessee of the obligations of Lessee under this Lease; (ii) release Lessee of any obligations hereunder; or (iii) alter the primary liability of Lessee for the payment of Rent or for the performance of any other obligations to be performed by Lessee.

11.3.2 Lessor may accept Rent or performance of Lessee's obligations from any person other than Lessee pending approval or disapproval of an assignment. Neither a delay in the approval or disapproval of such assignment nor the acceptance of Rent or performance shall constitute a waiver or estoppel of Lessor's right to exercise its remedies for Lessee's Default or Breach.

11.3.3 Lessor's consent to any assignment or subletting shall not constitute a consent to any subsequent assignment or subletting.

11.3.4 In the event of any Default or Breach by Lessee, Lessor may proceed directly against Lessee or anyone else responsible for the performance of Lessee's obligations under this Lease, including any assignee or sublessee, without first exhausting Lessor's remedies against any other person or entity responsible therefore to Lessor, or any security held by Lessor.

11.3.5 Each request for consent to an assignment or subletting shall be in writing, accompanied by information relevant to Lessor's determination as to the financial and operational responsibility and appropriateness of the proposed assignee or sublessee, including but not limited to the intended use and/or required modification of the Premises, if any, together with a fee of \$500 as consideration for Lessor's considering and processing said request. Lessee agrees to provide Lessor with such other or additional information and/or documentation as may be reasonably requested.

11.3.6 Any assignee of, or sublessee under, this Lease shall, by reason of accepting such assignment or entering into such sublease, be deemed to have assumed and agreed to conform and comply with each and every term, covenant, condition and obligation herein to be observed or performed by Lessee during the term of said assignment or sublease, other than such obligations as are contrary to or inconsistent with provisions of an assignment or sublease to which Lessor has specifically consented to in writing.

11.4 The following terms and conditions shall apply to any subletting by Lessee of all or any part of the Premises and shall be deemed included in all subleases under this Lease whether or not expressly incorporated therein:

11.4.1 In the event of a Breach by Lessee, Lessor may, at its option, require sublessee to attorn to Lessor, in which event Lessor shall undertake the obligations of the sublessor under such sublease from the time of the exercise of said option to the expiration of such sublease; provided, however, Lessor shall not be liable for any prepaid rents or security deposit paid by such sublessee to such sublessor or for any prior Defaults or Breaches of such sublessor.

11.4.2 Any matter requiring the consent of the sublessor under a sublease shall also require the consent of Lessor.

11.4.3 No sublessee shall further assign or sublet all or any part of the Premises without Lessor's prior written consent, which consent shall not be unreasonably withheld.

11.4.4 Lessor shall deliver a copy of any notice of Default or Breach by Lessee to the sublessee, who shall have the right to cure the Default of Lessee within the grace period, if any, specified in such notice. The sublessee shall have a right of reimbursement and offset from and against Lessee for any such Defaults cured by the sublessee.

12. Default; Breach; Remedies.

12.1 A "Default" is defined as a failure by the Lessee to comply with or perform any of the terms, covenants, conditions or duties under this Lease. A "Breach" is defined as the occurrence of one or more of the following Defaults, and the failure of Lessee to cure such Default within any applicable grace period.

12.1.1 The abandonment of the Premises; or the vacating of the Premises without providing a commercially reasonable level of security, or where the coverage of the property insurance described in Paragraph 7 is jeopardized as a result thereof, or without providing reasonable assurances to minimize potential vandalism, which continues for twenty (20) or more days after written notice from Lessor.

12.1.2 The failure of Lessee to make any payment of Rent or any Security Deposit required to be made by Lessee hereunder, whether to Lessor or to a third party, when due, to provide reasonable evidence of insurance or surety bond, or to fulfill any obligation under this Lease which endangers or threatens

life or property, where such failure continues for a period of three (3) business days following written notice to Lessee.

12.1.3 The failure by Lessee to provide (i) reasonable written evidence of compliance with Applicable Requirements, (ii) the rescission of an unauthorized assignment or subletting, (iv) an Estoppel Certificate, (v) a requested subordination, (vi) any document requested under Paragraph 39 (easements), or (viii) any other documentation or information which Lessor may reasonably require of Lessee under the terms of this Lease, where any such failure continues for a period of ten (10) days following written notice to Lessee.

12.1.4 A Default by Lessee as to the terms, covenants, conditions or provisions of this Lease, other than those described in Paragraph 12, where such Default continues for a period of thirty (30) days after written notice; provided, however, that if the nature of Lessee's Default is such that more than thirty (30) days are reasonably required for its cure, then it shall not be deemed to be a Breach if Lessee commences such cure within said thirty (30) day period and thereafter diligently prosecutes such cure to completion.

12.1.5 The occurrence of any of the following events: (i) the making of any general arrangement or assignment for the benefit of creditors; (ii) becoming a "debtor" as defined in 11 U.S.C. §101 or any successor statute thereto (unless, in the case of a petition filed against Lessee, the same is dismissed within sixty (60) days; (iii) the appointment of a trustee or receiver to take possession of substantially all of Lessee's assets located at the Premises or of Lessee's interest in this Lease, where possession is not restored to Lessee within thirty (30) days; or (iv) the attachment, execution or other judicial seizure of substantially all of Lessee's assets located at the Premises of Lessee's interest in this Lease, where such seizure is not discharged within thirty (30) days; provided, however, in the event that any provision of this subparagraph 12.1.5 is contrary to any applicable law, such provision shall be of no force or effect, and not affect the validity of the remaining provisions.

12.2 If Lessee fails to perform any of its affirmative duties or obligations, within ten (10) days after written notice or as it is required by Paragraph 12.1.4 above after notice from Lessor and within the cure period provided for in said paragraph, Lessor may, at its option, perform such duty or obligation on Lessee's behalf, including but not limited to the obtaining of reasonably required bonds, insurance policies, or governmental licenses, permits or approvals. The costs and expenses of any such performance by Lessor shall be due and payable by Lessee upon receipt of invoice therefor. In the event of a Breach, Lessor may, with or without further notice or demand and without limiting Lessor in the exercise of any right or remedy which Lessor may have by reason of such Breach:

12.2.1 Terminate Lessee's right to possession of the Premises by any lawful means, in which case this Lease shall terminate and Lessee shall immediately surrender possession to Lessor. In such event Lessor shall be entitled to recover from Lessee: (i) the unpaid Rent which had been earned at the time of termination; (ii) the worth at the time of award of the amount by which the unpaid rent which would have been earned after termination until the time of award exceeds the amount of such rental loss that the Lessee proves could have been reasonably avoided; (iii) the worth at the time of award of the amount by which the unpaid rent for the balance of the term after the time of award exceeds the amount of such rental loss that the Lessee proves could be reasonably avoided; and (iv) any other amount necessary to compensate Lessor for all the detriment proximately caused the Lessee's failure to perform its obligations under this Lease or which in the ordinary course of things would be likely to result therefrom, including but not limited to the cost of recovering possession of the Premises, expenses of reletting, including necessary renovation and alteration of the Premises, reasonable attorneys' fees, and that portion of any leasing commission paid by Lessor in connection with this Lease applicable to the unexpired term of this Lease. The worth at the time of award of the amount referred to

in provision (iii) of the immediately preceding sentence shall be computed by discounting such amount at the discount rate of the San Francisco Federal Reserve Bank plus one percent (1%). Efforts by Lessor to mitigate damages caused by Lessee's Breach of this Lease shall not waive Lessor's right to recover damages under Paragraph 11. If termination of this Lease is obtained through the provisional remedy of unlawful detainer, Lessor shall have the right to recover in such proceeding any unpaid Rent and damages as are recoverable therein, or Lessor may reserve the right to recover in such proceeding any unpaid Rent and damages as are recoverable therein, or Lessor may reserve the right to recover all or any party thereof in a separate suit. If a notice and grace period required under paragraph 12.1 was not previously given, a notice to pay rent or quit, or to perform or quit given to Lessee under the unlawful detainer statute shall also constitute the notice required by Paragraph 12.1. In such case, the applicable grace period required by Paragraph 12.1 and the unlawful detainer statute shall run concurrently, and the failure of Lessee to cure the Default within the greater of the two such grace periods shall constitute both an unlawful detainer and a Breach of this Lease entitled Lessor to the remedies provided for in this Lease and/or by said statute;

12.2.2 Continue the Lease and Lessee's right to possession and recover the Rent as it becomes due, in which event Lessee may sublet or assign, subject only to reasonable limitations. Acts of maintenance, efforts to relet, and/or the appointment of a receiver to protect the Lessor's interests, shall not constitute a termination of the Lessee's right to possession; or

12.2.3 Pursue any other remedy now or hereafter available under the laws or judicial decisions of the state wherein the Premises are located. The expiration or termination of this Lease and/or the termination of Lessee's right to possession shall not relieve Lessee from liability under any indemnify provisions of this Lease as to matters occurring or accruing during the term hereof or by reason of Lessee's occupancy of the Premises.

12.4 Lessee hereby acknowledges that late payment by Lessee of Rent will cause Lessor to incur costs not contemplated by this Lease, the exact amount of which will be extremely difficult to ascertain. Such costs include, but are not limited to, processing and accounting charges, and late charges which may be imposed upon Lessor by any Lender. Accordingly, if any Rent shall not be received by Lessor within seven (7) days after such amount shall be due more than once in any six (6) month period then, Lessee shall pay to Lessor a late charge equal to seven percent (7%) of each such overdue amount in any month such amounts remain unpaid. The Parties hereby agree that such late charge represents a fair and reasonable estimate of the costs Lessor will incur by reason of such late payment. Acceptance of such late charge by Lessor shall in no event constitute a waiver of Lessee's Default of Breach with respect to such overdue amount, nor prevent the exercise of any of the other rights and remedies granted hereunder. In the event that a late charge is payable hereunder, whether or not collected, for three (3) consecutive installments of Base Rent, then notwithstanding any provision of this Lease to the contrary, Base Rent shall, at Lessor's option, become due and payable quarterly in advance.

12.5 Lessor shall not be deemed in breach of this Lease unless Lessor fails within a reasonable time to perform an obligation required to be performed by Lessor. For purposes of this Paragraph, a reasonable time, for non-emergency matters, shall in no event be less than thirty (30) days after receipt by Lessor, and any Lender whose name and address shall have been furnished Lessee in writing for such purpose, of written notice specifying wherein such obligation of Lessor has not been performed; provided, however, that if the nature of Lessor's obligation is such that more than thirty (30) days are reasonably required for its performance, then Lessor shall not be in breach if performance is commenced within such thirty (30) day period and thereafter diligently pursued to completion.

13. Condemnation. If the Premises or any portion thereof are taken under the power of eminent domain or sold under the threat of the exercise of said power (collectively "Condemnation"), this Lease shall terminate as to the part taken as of the date the condemning authority takes title or possession, whichever first occurs. If more than ten percent (10%) of any building portion of the Premises, or more than twenty-five percent (25%) of the land area portion of the Premises not occupied by any building, is taken by Condemnation, Lessee may, at Lessee's option, to be exercised in writing within ten (10) days after Lessor shall have given Lessee written notice of such taking (or in the absence of such notice, within ten (10) days after the condemning authority shall have taken possession) terminate this Lease as of the date the condemning authority takes such possession. If Lessee does not terminate this Lease in accordance with the foregoing, this Lease shall remain in full force and effect as to the portion of the Premises remaining, except that the Base Rent shall be reduced in proportion to the reduction in utility of the Premises caused by such Condemnation. Condemnation awards and/or payments shall be the property of Lessor, whether such award shall be made as compensation for diminution in value of the leasehold, the value of the part taken, or for severance damages; provided, however, that Lessee shall be entitled to any compensation for Lessee's relocation expenses, loss of business goodwill and/or Trade Fixtures, without regard to whether or not this Lease is terminated pursuant to the provisions of this Paragraph. All alterations and utility installations made to the Premises by Lessee, for purposes of Condemnation only, shall be considered the property of the Lessee and Lessee shall be entitled to any and all compensation which is payable therefor. In the event that this Lease is not terminated by reason of the Condemnation, Lessor shall repair any damage to the Premises caused by such condemnation.

14. Brokers' Fee. There is no Brokers' Fee to be paid by either Party in conjunction with this Lease transaction. Lessee and Lessor each represent and warrant to the other that it has had no dealings with any person, firm, broker or finder in connection with this Lease, and that no one is entitled to any commission or finder's fee in connection herewith. Lessee and Lessor do each hereby agree to indemnify, protect, defend and hold the other harmless from and against liability for compensation or charges which may be claimed by any such unnamed broker, finder or other similar party by reason of any dealings or actions of the indemnifying Party, including any costs, expenses, and/or attorneys' fees reasonably incurred with respect thereto.

15. Estoppel Certificates.

15.1 Each Party (as "Responding Party") shall within fourteen (14) days after written notice from the other Party (the "Requesting Party") execute, acknowledge and deliver to the Requesting Party an Estoppel Certificate plus such additional information, confirmation and/or statements as may be reasonably requested by the Requesting Party.

15.2 If the Responding Party shall fail to execute or deliver the Estoppel Certificate within such ten day period, the Requesting Party may execute an Estoppel Certificate stating that: (i) the Lease is in full force and effect without modification except as may be represented by the Requesting Party, (ii) there are no uncured defaults in the Requesting Party's performance, and (iii) if lessor is the Requesting Party, not more than one month's Rent has been paid in advance. Prospective purchasers and encumbrancers may rely upon the Requesting Party's Estoppel Certificate, and the Responding Party shall be estopped from denying the truth of the facts contained in said Certificate.

15.3 If Lessor desires to finance, refinance, or sell the Premises, or any part thereof, or if Lessee should be in default of the Lease, upon five (5) days prior written notice, Lessee shall deliver to any potential lender or purchaser designated by Lessor, or to Lessor in the event of a default, such financial statements as may be reasonably required by such lender or purchaser, including, but not limited to, Lessee's financial statements for the past three (3) years. All such financial statements shall be received by Lessor and such lender

or purchaser in confidence and shall be used only for the purposes herein set forth. Notwithstanding the foregoing, if Lessee is a publicly traded corporation subject to ongoing periodic SEC financial reporting requirements, Lessee may provide Lessor copies of the SEC financial filings in lieu of such financial statements.

16. Definition of Lessor. The term "Lessor" as used herein shall mean the owner or owners at the time in question of the fee title to the premises. In the event of a transfer of Lessor's title or interest in the Premises or this Lease, Lessor shall deliver to the transferee or assignee (in cash or by credit) any unused Security Deposit held by lessor. Except as provided in Paragraph 15, upon such transfer or assignment and delivery of the Security Deposit, as aforesaid, the prior Lessor shall be relieved of all liability with respect to the obligations and/or covenants under this Lease thereafter to be performed by the Lessor. Subject to the foregoing, the obligations and/or covenants in this Lease to be performed by the Lessor shall be binding only upon the Lessor as hereinabove defined. Notwithstanding the above, and subject to the provisions of Paragraph 18 below, the original Lessor under this Lease, and all subsequent holders of the Lessor's interest in this Lease shall remain liable and responsible with regard to the potential duties and liabilities of Lessor pertaining to Hazardous Substances as outlined in Paragraph 5 above.

17. Severability. The invalidity of any provision of this Lease, as determined by a court of competent jurisdiction, shall in no way affect the validity of any other provisions hereof.

18. Time of Essence. Time is of the essence with respect to the performance of all obligations to be performed or observed by the Parties under this Lease.

19. No Prior or Other Agreements. This Lease contains all agreements between the Parties with respect to any matter mentioned herein, and no other prior or contemporaneous agreement or understanding other than the Agreement referenced herein shall be effective as of the Effective Date.

20 Notices.

20.1 All notices required or permitted by this Lease shall be in writing and may be delivered in person (by hand or by courier) or may be sent by regular, certified or registered mail or U.S. Postal Service Express Mail, with postage prepaid, or by facsimile transmission, and shall be deemed sufficiently given if served in a manner specified in this Paragraph 20. The addresses noted adjacent to a Party's signature on this Lease shall be that Party's address for delivery or mailing of notices. A copy of all notices to Lessee shall be sent to: Paul Street, General Counsel, BMHC, 720 Park Blvd., Suite 200, Boise, ID 83712-7714, Facsimile: (208) 331-4477. A copy of all notices to Lessor shall be sent to: Richard K. Circuit, Esq., Circuit, McKellogg, Kinney & Ross, LLP, 1205 Prospect Street, #400, La Jolla, CA 92037, facsimile (858) 459-0690. Either Party may by written notice to the other specify a different address for notice, except that upon Lessee's taking possession of the Premises, the premises shall constitute Lessee's address for notice. A copy of all notices to lessor (or Lessee) shall be concurrently transmitted to such party or parties at such addresses as Lessor (or Lessee) may from time to time hereafter designate in writing.

20.2 Any notice sent by registered or certified mail, return receipt requested, shall be deemed given on the date of delivery shown on the receipt card, or if no delivery date is shown, the postmark thereon. If sent by regular mail the notice shall be deemed given forty-eight (48) hours after the same is addressed as required herein and mailed with postage prepaid. Notices delivered by United States Express Mail or overnight courier that guarantee next day delivery shall be deemed given twenty-four (24) hours after delivery of the same to the Postal Service or courier. Notices transmitted by facsimile transmission or similar means shall be deemed

delivered upon telephone confirmation of receipt, provided a copy is also delivered via delivery or mail. If notice is received on a Saturday, Sunday or legal holiday, it shall be deemed received on the next business day.

21. Waivers. No waiver by Lessor or Lessee of the Default or Breach of any term, covenant or condition hereof, shall be deemed a waiver of any other term, covenant or condition hereof, or of any subsequent Default or Breach of the same or of any other term, covenant or condition hereof. The acceptance of Rent by lessor shall not be a waiver of any Default or Breach by lessee. Any payment by lessee may be accepted by Lessor on account of monies or damages due Lessor, notwithstanding any qualifying statements or conditions made by Lessee in connection therewith, which such statements and/or conditions shall be of no force or effect whatsoever unless specifically agreed to in writing by lessor at or before the time of deposit of such payment.

22. Holdover. Lessee has no right to retain possession of the Premises or any part thereof beyond the expiration or termination of this Lease. In the event that Lessee holds over, then the Base Rent shall be increased to one hundred fifty percent (150%) of the Base Rent applicable during the month immediately preceding the expiration or termination. Nothing contained herein shall be construed as consent by Lessor to any holding over by Lessee.

23. Cumulative Remedies. No remedy or election hereunder shall be deemed exclusive but shall, wherever possible, be cumulative with all other remedies at law or in equity.

24. Covenants and Conditions. All provisions of this Lease to be observed or performed by Lessee are both covenants and conditions. In construing this Lease, all headings and titles are for the convenience of the Parties only and shall not be considered a part of this Lease. Whenever required by the context, the singular shall include the plural and vice versa.

25. Binding Effect; Choice of Law. This Lease shall be binding upon the parties, their personal representatives, successors and assigns and shall be governed by the laws of the State of California.

26. Subordination; Attornment; Non-Disturbance.

26.1 This Lease and any Option granted hereby shall be subject and subordinate to any mortgage, deed of trust, or other hypothecation or security device (collectively, "Security Device"), now or hereafter placed upon the Premises, to any and all advances made on the security thereof, and to all renewals, modifications, and extensions thereof. Lessee agrees that the holders of any such Security Devices (in this Lease together referred to as "Lessor's Lender") shall have no liability or obligation to perform any of the obligations of Lessor under this Lease. Any Lender may elect to have this Lease and/or any Option granted hereby superior to the lien of its Security Device by giving written notice thereof to Lessee, whereupon this Lease and such Options shall be deemed prior to such Security Device, notwithstanding the relative dates of the documentation or recordation thereof.

26.2 Subject to the non-disturbance provisions of Paragraph 26.3, Lessee agrees to attorn to a Lender or any other party who acquires ownership of the Premises by reason of a foreclosure of a Security Device, and that in the event of such foreclosure, such new owner shall not: (i) be liable for any act or omission of any prior lessor or with respect to events occurring prior to acquisition of ownership; or (ii) be subject to any offsets or defenses which Lessee might have against any prior lessor.

26.3 With respect to Security Devices entered into by Lessor after the execution of this Lease, Lessee's subordination of this Lease shall be subject to receiving a commercially reasonable non-disturbance

agreement (a "Non-Disturbance Agreement") from the Lender which Non-Disturbance Agreement provides that Lessee's possession of the Premises, and this Lease, including any options to extend the term hereof, will not be disturbed so long as Lessee is not in Breach hereof (beyond any applicable cure period) and attorns to the record owner of the Premises. Further, within thirty (30) days after the execution of this Lease, Lessor shall use its commercially reasonable efforts to obtain a Non-Disturbance Agreement from the holder of any pre-existing Security Device which is secured by the Premises. In the event that Lessor is unable to provide the Non-Disturbance Agreement within said thirty (30) days, then Lessee or Lessor may terminate this Lease without liability to either party by giving written notice of termination within ten (10) days of any such thirty (30) day period.

26.4 Except as provided in Paragraph 26.3, the agreements contained in this Paragraph 26 shall be effective without the execution of any further documents; provided, however, that, upon written request from Lessor or a Lender in connection with a sale, financing or refinancing of the Premises, Lessee and Lessor shall execute such further writings as may be reasonably required to separately document any subordination, attornment and/or Non-disturbance Agreement provided for herein.

27. Attorneys' Fees. If any Party brings an action or proceeding involving the Premises to enforce the terms hereof or to declare rights hereunder, the Prevailing Party (as hereafter defined) in any such proceeding, action, or appeal thereon, shall be entitled to reasonable attorneys' fees. Such fees may be awarded in the same suit or recovered in a separate suit, whether or not such action or proceeding is pursued to decision or judgment.

28. Lessor's Access; Showing Premises; Repairs. Lessor and Lessor's agents shall have the right to enter the Premises at any time, in the case of an emergency, and otherwise at reasonable times and upon reasonable prior notice to Lessee, for the purpose of showing the same to prospective purchasers, lenders, or lessees, and making such alterations, repairs, improvements or additions to the Premises as Lessor may deem necessary. All such activities shall be without abatement of rent or liability to Lessee. Lessor may at any time place on the Premises any "For Sale" signs and Lessor may during the last six (6) months of the term hereof place on the Premises any ordinary "For Lease" signs provided that such signs do not unreasonably interfere with Lessee's operation of the Premises.

29. Signs. Lessee shall not place any sign upon the Premises without Lessor's prior written consent, which consent shall not be unreasonably withheld. All signs must comply with all Applicable Requirements. Notwithstanding the foregoing, and subject to Applicable Requirements, Lessee shall have the right to maintain or install signs on the Building and a monument sign near the main entrance to the Premises. The size, location and general appearance of such signs shall be subject to Lessor's prior written approval, which shall not be unreasonably withheld. Lessee shall pay all costs in connection with the fabrication, installation, permitting, maintenance and removal of such signs.

30. Quiet Possession. Subject to payment by Lessee of the Rent and performance of all of the covenants, conditions and provisions on Lessee's part to be observed and performed under this Lease, Lessee shall have quiet possession and quiet enjoyment of the Premises during the term hereof.

31. Options.

31.1 Lessee is granted the right to extend the Term of this Lease for two (2) periods of five (5) years each (each an "Option"). The right to extend must be exercised, if at all, by written notice delivered to Lessor not less than one hundred eighty (180) days before the Expiration Date of the Term which is then in effect. Lessee's failure to timely exercise an extension right shall automatically void all subsequent extension rights.

31.2 Each Option granted to Lessee in this Lease is personal to the original Lessee, and cannot be assigned or exercised by anyone other than said original Lessee and only while the original Lessee is in full possession of the Premises and, if requested by Lessor, with Lessee certifying that Lessee has no intention of thereafter assigning or subletting.

31.3 Effect of Default on Options.

31.3.1 Lessee shall have no right to exercise the Option if at any time within one year prior to the date on which Lessee desires to exercise such Option, Lessee has been in Default under the Lease.

31.3.2 The period of time within which an Option may be exercised shall not be extended or enlarged by reason of Lessee's inability to exercise an Option because of the provisions of this Paragraph 31.

31.3.3 The Option shall terminate and be of no further force or effect, notwithstanding Lessee's due and timely exercise of the Option, if, after such exercise and prior to the commencement of the extended term, (i) Lessee fails to pay Rent for a period of thirty (30) days after notice from Lessor (ii) Lessor gives to Lessee two (2) or more notices of separate Default during any twelve (12) month period, whether or not the Defaults are cured, or (iii) if Lessee commits any Breach of this Lease.

32. Reservations. Lessor reserves to itself the right, from time to time, to grant or obtain, without the consent or joinder of Lessee, such easements, rights and dedications that Lessor deems necessary, and to cause the recordation of parcel maps and restrictions, so long as such easement, rights, dedications, maps and restrictions do not unreasonably interfere with the use and quiet enjoyment of the Premises by Lessee. Lessee agrees to sign any documents reasonably requested by Lessor to effectuate any such easement rights, dedication, map or restrictions.

33. Amendments. This Lease may be modified or amended only in writing, signed by the Parties to be bound, obligated or affected by such modification or amendment.

34. Schedules & Exhibits. All schedules and exhibits attached hereto are incorporated into and made a part of this Lease.

35. Security Deposit. Lessee shall deposit with Lessor on the date of this Lease, security for the performance of all of its obligations pursuant to this Lease, the amount equal to monthly Base Rent then in effect ("Security Deposit"). If Lessee Defaults under this Lease, Lessor may use any part of the Security Deposit to make any defaulted payment, to pay for Lessor's cure of any defaulted obligation, or to compensate Lessor for any loss or damage resulting from any Default. To the extent any portion of the deposit is used, Lessee shall within ten business (10) days after demand from Lessor restore the Security Deposit to its full amount. Lessor may keep the Security Deposit in its general funds and shall not be required to pay interest to Lessee on the deposit amount. If Lessee shall perform all of its obligations under this Lease and return the Premises to Lessor at the end of the Term as provided herein, Lessor shall return the remaining Security Deposit

to Lessee not later than thirty (30) days after the delivery of possession of the Premises to Lessor. The Security Deposit shall not serve as an advance payment of Rent or a measure of Lessor's damages for any Default under this Lease. Lessee waives the provision of California Civil Code Section 1950.7, and all other provisions of law now in force or that become in force after the date of execution of this Lease, that provide that Lessor may claim from a Security Deposit only those sums reasonably necessary to remedy any defaults in the payment of Rent, to repair damage caused by Lessee, or to clean the Premises. Lessor and Lessee agree that Lessor, in addition, may claim those sums reasonably necessary to compensate Lessor for any other foreseeable or unforeseeable loss or damage caused by the acts or omission of Lessee or Lessee's officers, agents, employees, independent contractors, or invitees. Notwithstanding anything to the contrary contained herein this Lease, Lessee shall not be required to deliver the Security Deposit to Lessor for so long as Lessor remains Crosthwaite Circle, LLC, a California limited liability company ("Crosthwaite"), or affiliate of Crosthwaite ("Affiliate"), and Lessee shall deliver Security Deposit to Lessee within seven (7) days of the date on which Crosthwaite or Affiliate shall cease to be Lessor hereunder.

36. Force Majeure. Neither Lessor nor Lessee shall be in default under this Lease to the extent they are unable to perform any of their respective obligations on account of any strike or labor problem, energy shortage, governmental pre-emption or prescription, flood, earthquake, national emergency, or any other cause of any kind beyond the reasonable control of the affected party ("Force Majeure"); provided, however, that Lessee's payment of Rent shall not be withheld or delayed by Force Majeure.

The parties hereto have executed this Lease at the place specified above their respective signatures.

"LESSOR"
RALPH ROAD, LLC, a
California limited liability company

"LESSEE"
FSC CONSTRUCTION, INC.,
a Delaware corporation

By: _____
Signature

Print Name & Title

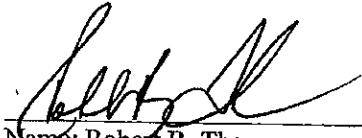
By: _____
Signature

Print Name & Title

The parties hereto have executed this Lease at the place specified above their respective signatures.

"LESSOR"

RALPH ROAD, LLC,
California limited liability company



Name: Robert R. Thomas
Title: Managing Member

"LESSEE"

FSC CONSTRUCTION, INC.,
a Delaware corporation



Name: Michael Mahre
Title: President

[Signature Page to Ralph Road Lease]



Commonwealth Land Title Company
750 "B" Street
Suite 2350
San Diego, CA 92101
Phone: (619) 233-3000

Circuit, McKellogg, Kinney & Ross, LLP
12005 Prospect Street Ste 400
La Jolla, CA 92037

Our File No: 03204600 - 609 - 611L
Senior Commercial Title Officer: Katherine I. Leicht
(kleicht@landam.com)
Phone: (619) 230-6346
Fax: (619) 233-3846

Attn: **Laura Leszt**

Your Reference No: SDN-04-003676

Property Address: 340 W. Ralph Road, Imperial, California

PRELIMINARY REPORT

Dated as of November 2, 2004 at 7:30 a.m.

In response to the above referenced application for a policy of title insurance, Commonwealth Land Title Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy forms.

The printed Exceptions and Exclusion from the coverage of said Policy or Policies are set forth in Exhibit B attached. Copies of the Policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit B of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

File No: 03204600

SCHEDULE A

The form of policy of title insurance contemplated by this report is:

CLTA Standard Owners

The estate or interest in the land hereinafter described or referred to covered by this report is:

A FEE

Title to said estate or interest at the date hereof is vested in:

Robert R. Thomas, Trustee of the Restated Robert R. Thomas Trust dated April 14, 1999

The land referred to herein is situated in the County of Imperial, State of California, and is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

File No: 03204600

EXHIBIT "A"

All that certain real property situated in the County of Imperial, State of California, described as follows:

Parcel A:

The West half of Tract 148, Township 15 South, Range 14 East, San Bernardino Meridian, in the County of IMPERIAL, State of California, according to the United States Government Plat of Resurvey approved December 22, 1908, and filed in the United States Land Office at Los Angeles, California.

Excepting therefrom any portion within the right of way of the Southern Pacific Railroad.

Also excepting therefrom 1/16 interest in all gas, oil, or minerals on, in or under said lands as reserved by General American Life Insurance Company in that certain deed to Fred E. Elg, dated August 13, 1941, and recorded November 19, 1941, in Book 574, page(s) 599, Official Records.

Parcel B:

Tract 144 of Township 15 South, Range 14 East, San Bernardino Meridian, in the County of IMPERIAL, State of California, according to the United States Government Plat of Resurvey approved December 22, 1908 and filed in the United States Land Office at Los Angeles, California.

EXHIBIT G

Partial Lease Termination Agreement **(Ralph Road Lease)**

PARTIAL LEASE TERMINATION AGREEMENT

This Partial Lease Termination Agreement ("Agreement") effective February 1, 2009, is made by and among Ralph Road, LLC, a California limited liability company ("Ralph"), FSC Construction, Inc., a Delaware corporation ("FSC"), and Building Materials Holding Corporation, a Delaware corporation ("BMHC") and is made with reference to the following facts:

A. On or about October 1, 2005, Ralph entered into that certain Triple Net Commercial Real Estate Lease ("Lease") with FSC for the premises commonly described as 340 West Ralph Road, Imperial County, California ("Premises"). A copy of the Lease is attached hereto as Exhibit B.

B. FSC and BMHC desire to terminate the Lease with respect to certain portions of the Premises comprising Sites 1-4, as more particularly described on Exhibit A to this Agreement ("Proposed Mobile Mini Premises") and abandon said Proposed Mobile Mini Premises effective on February 1, 2009.

C. The Premises have certain asphalt damages and the parties dispute when the damages occurred ("Asphalt Damages").

NOW THEREFORE, the parties agree as follows:

1. Consent. Upon execution of the Agreement and upon the payment of Five Thousand Dollars (\$5,000) by Ralph to FSC and BMHC, Ralph shall thereupon consent to termination of the Lease with respect to and the abandonment of the Proposed Mobile Mini Premises by FSC and BMHC.

2. Release and Hold Harmless. As partial consideration of this Agreement, at such time that Mobile Mini actually occupies any of Sites 1-4 referenced above, Ralph does hereby release and hold harmless FSC and BMHC for the Asphalt Damages. Additionally, Ralph does hereby release and hold harmless FSC or BMHC for any damages of the Premises by Mobile Mini and its invitees.

3. Ingress and Egress. BMHC and FSC hereby agree that Mobile Mini and its invitees shall be allowed to access the Proposed Mobile Mini Premises over the Premises as designated on Exhibit A.

4. Binding Effect. This Agreement shall be binding on the parties, their personal representatives, successors and assigns and shall be governed by the laws of the State of California.

5. Mediation then Arbitration

5.1 In the event of a dispute or default under this Agreement, any controversy or claim arising out of or relating to this Agreement, or the breach thereof, shall first be submitted to non-binding mediation ("Mediation") prior to initiating arbitration as set forth below in Paragraph 4.2. Each party shall bear its own costs and expenses of participating in the Mediation, and each party shall bear one-half (1/2) of the fees of the mediator. The mediator shall be selected by the parties' mutual agreement within ten (10) days notice by one party to the other requesting mediation ("Notice of Dispute"). If the parties cannot timely mutually agree upon a mediator, the American Arbitration Association, San Diego, California, shall promptly select the mediator. The parties agree that time is of the essence and that they will each, in good faith, seek to conclude the mediation process within sixty (60) days following the Notice of Dispute.

5.2 Any controversy or claim arising out of or relating to this Agreement, or the breach thereof, which shall not have been satisfactorily resolved first according to Paragraph 4.1 above, shall be settled by arbitration at San Diego, California, in accordance with the Commercial Arbitration Rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

6. Attorneys' Fees. If any party brings an arbitration or other proceeding to enforce the terms of this Agreement, the prevailing party in any such proceeding shall be entitled to reasonable attorneys' fees and costs.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

RALPH ROAD, LLC

By: _____

Robert R. Thomas, Member

BUILDING MATERIALS HOLDING
CORPORATION
A Delaware Corporation

By: _____

PAUL S. STREET
Sr. Vice President, Chief Administrative Officer
General Counsel and Corporate Secretary

FSC CONSTRUCTION, INC.
A Delaware Corporation

By: _____

PAUL S. STREET
Sr. Vice President, Chief Administrative Officer
General Counsel and Corporate Secretary

{GS3563.DOC;}

CERTIFICATE OF SERVICE

I hereby certify that on this the 10th day of July, 2009, a copy of the foregoing *Reservation of Rights and Limited Response to Debtors' First Omnibus Motion for an Order Authorizing Rejection of Certain Unexpired Leases and Executory Contracts, Nunc Pro Tunc to the Rejection Effective Date* was caused to be served on the following, in the manner so indicated:

**VIA U.S. FIRST CLASS MAIL &
HAND DELIVERY**

Sean M. Beach, Esq.
Donald J. Bowman, Jr., Esq.
Robert F. Poppiti, Jr., Esq.
YOUNG, CONAWAY, STARGATT & TAYLOR, LLP
The Brandywine Building
1000 West Street, 17th Floor
Wilmington, DE 19801

VIA U.S. FIRST CLASS MAIL

Michael A. Rosenthal, Esq.
Matthew K. Kelsey, Esq.
Saeed M. Muzumdar, Esq.
GIBSON, DUNN & CRUTCHER LLP
200 Park Avenue, 47th Floor
New York, NY 10166-0193

VIA U.S. FIRST CLASS MAIL

Aaron G. York, Esq.
Jeremy L. Graves, Esq.
GIBSON, DUNN & CRUTCHER LLP
2100 McKinney Avenue, Suite 1100
Dallas, TX 75201-6911



Kevin G. Collins (No. 5149)