

Ragsdell Properties LLC
515 S. Sycamore Street
Harrison, AR 72601

February 27, 2007

Jimmy Clark
16 Kings Circle
Heber Springs, Arkansas 72543

Re: Season Hunting Lease Termination

Jimmy,

As you suggested after I informed you the key you gave me did not afford me access to the home, I used an unlocked window to gain access to the house in order to show it to a perspective buyer of the farm. While showing the house, we noticed a box that contained not only shotgun shells, but also several rounds of center-fire rifle ammunition. This is a violation of the Season Hunting Lease, and automatically terminates of our lease.

Also, the damage done to the front yard due to you or your guests pulling their vehicles across non-road sections of the yard in several places is also a violation of our lease. There are deep ruts in several places, and was clearly a result of someone just deciding to pull their vehicle across the yard instead of turning around using the hard-packed driveway.

As this is my first inspection of the property after entering into the lease with you, I was very dismayed to find two violations of our lease-- one a serious safety issue, and one that shows a disregard for our property. As a hunting lease is a serious liability, we have decided to terminate the lease due to these violations.

Please remove all of your possessions from the farm within 30 days. If the damage to the yard is repaired, and the home is left in a clean and damage-free condition, I will return not only your damage and cleaning deposit of \$1,500, but also two-thirds of your documented costs to replace the flooring. If not, all improvements will be forfeited, and your cleaning and damage deposit will be used to repair the damages. Any balance left will then be returned.

I truly regret this, but the violations of the lease gave me no choice. Photographic examples of the violations can be provided upon request.

Sincerely,

Charles C. Ragsdell, II
Managing Partner