

To Sublessee:

BTP Capital Corp.
9575 Katy Freeway
Suite 360
Houston, Texas 77024

14. This Sublease may not be changed, modified or terminated orally or in any manner other than by an agreement in writing signed by the parties hereto or their respective successors and assigns.

15. This Sublease shall be enforceable according to the laws of the State of South Carolina.

16. This Sublease shall be binding upon and shall inure to the benefit of, and be enforceable by the respective heirs, administrators, executors, personal representatives, successors and assigns of the parties hereto.

17. Corporate officers of Sublessee shall not in any way be personally liable for the performance of any obligation or covenant assumed by Sublessee hereunder.

EXECUTED AND EFFECTIVE as of the date first above written.

SUBLESSOR:

BANKERS TRUST OF SOUTH CAROLINA,
a South Carolina corporation

By: Edward J. Sebastian - Asst. Secretary
Authorized Officer

AND: Robert C. Forhan, Inc. President

SUBLESEE:

BTP CAPITAL CORP., a Texas
corporation

By: E. Trine Starnes, Jr.
E. Trine Starnes, Jr.,
President

Margaret S. Watson
W. H. Yacht

[Signature]
W. H. Yacht

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