

PROMISSORY NOTE

Plant City, Florida

Date: January 19, 2012

For value received, the Community Redevelopment Agency of the City of Plant City, a body politic and corporate of the State of Florida and a community redevelopment agency created pursuant to Chapter 163, Part III, Florida Statutes ("CRA") promises to pay to the order of Hillsborough County, a political subdivision of the State of Florida ("Hillsborough County") the principal amount of Two Hundred Thousand and 00/100 Dollars (\$200,000.00) or such lesser amount as has been actually disbursed in keeping with that certain Agreement between Hillsborough County, Florida and the Community Redevelopment Agency of the City of Plant City of even date herewith, as it may be amended from time to time (the "Agreement") at 601 E. Kennedy Boulevard, Tampa, FL 33602, or such other place as may hereafter be designated by written notice from Hillsborough County to CRA, without interest. This promissory note is unsecured.

This promissory note is subject to the terms of the Agreement. The principal balance shall be due and payable upon the sale or conveyance of Property described in Exhibit "A" attached hereto. In the event the principal balance has not been paid to Hillsborough County within 10 years of the date of this Note, or such additional period as may be extended by the parties, the entire principal balance shall be immediately due and payable.

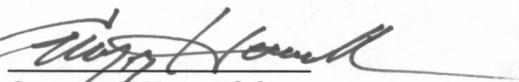
CRA agrees to make application to the State of Florida for Voluntary Clean up Tax Credits ("VCTCs") under the Florida Brownfield Program (Section 376.30781, Florida Statutes). During the term of this loan, CRA shall arrange for the sale of the VCTCs, with the net proceeds of such sale to be paid directly to Hillsborough County to be applied against the unpaid principal balance.

If this Note shall not be paid at maturity or according to the terms thereof, this note may be placed in the hands of an attorney at law for collection, and in that event, CRA hereby agrees to pay Hillsborough County, a reasonable sum as an attorney's fee, which shall include attorney's fees for trial, appellate, bankruptcy, reorganization, and other administrative proceedings, together with all reasonable costs incurred.

CRA hereby waives presentment for payment, demand, notice of nonpayment, notice of dishonor, protest of any dishonor, notice of protest and protest of this Note and all other notices in connection with the delivery, acceptance, performance, default or enforcement of the payment of this Note.

CRA:

The Community Redevelopment Agency of
the City of Plant City

By: 

Gregory S. Horwedel
Its Executive Director

Exhibit A

Parcel 1:

East 52 feet of Block 10 and all of Blocks 11 and 12 of FLORIDA RAILWAY AND NAVIGATION COMPANY'S ADDITION TO PLANT CITY as recorded in Plat Book 1, Page 28 of the Public Records of Hillsborough County, Florida.

Parcel 2:

Lot 3, Block 13, of FLORIDA RAILWAY AND NAVIGATION COMPANY'S ADDITION TO PLANT CITY, as recorded in Plat Book 1, Page 28 of the Hillsborough County, Florida.

Parcel 3:

Lot 4, Block 13, of FLORIDA RAILWAY AND NAVIGATION COMPANY'S ADDITION TO PLANT CITY as recorded in Plat Book 1, Page 28, of Hillsborough County, Florida.