

RESIDENTIAL LEASE WITH OPTION TO PURCHASE

THIS AGREEMENT made and entered into on this _____
and between Deblen Investments of 12284 Woodridge Drive, Rapid City,
So. Dak. 57701 hereinafter called Lessor and:

_____,
hereinafter called Lessee: The Lessor, for and in consideration of the
sum of _____ dollars in hand paid by the Lessee,
receipt of which is hereby acknowledged, hereby leases to Lessee, the
premises located at _____. and legally described
as _____ Rapid City upon the
following TERMS and CONDITIONS:

1. Term: The term hereof shall commence on _____ and
continue for a period of twenty four months (24) months thereafter.

2. Rent: Rent shall be \$ _____ per month, payable in advance,
upon the first day of each calendar month to Lessor or his/her authorized
agent at 1284 Woodridge Drive, Rapid City, So. Dak. 57701.
or at such other places as may be designated by Lessor from time to time.
In the event rent is not paid within five (5) days after due date, Lessee
agrees to pay a late charge of \$ _____ plus interest at 18.5 % per annum
on the delinquent amount.

3. Utilities: Lessee shall be responsible for the payment of all utilities and
services.

4. Use: The premises shall be used as a residence and for no other
purpose without prior written consent of Lessor.

5. House Rules: In the event that the premises are in a building containing
more than one unit, Lessee agrees to abide by any and all house rules,
whether promulgated before or after the execution hereof, including, but not
limited to, rules with respect to noise, odors, disposal of refuse, pets,
parking, and use of common areas.

6. Assignment and Subletting: Lessee may NOT assign this agreement
or sublet any portion of the premises without prior written consent of
the Lessor.

7. Maintenance, Repairs, Or Alterations: Lessee shall maintain the
premises in a clean and sanitary manner including all equipment,
appliances, furniture and furnishings therein, and shall surrender the same
at termination thereof, in as good condition as received, normal wear and
tear accepted. Lessee shall be responsible for damages caused by his/her
negligence and that of his/her family, or invitees or guests. Lessee shall
maintain any surrounding grounds,

including lawns and shrubbery, and keep the same clear of rubbish and weeds, if such grounds are part of the premises and are exclusively for use of the Lessee.

8. Entry and Inspection: Lessee shall permit Lessor or Lessor's agents to enter the premises at reasonable times and upon reasonable notice for the purpose of inspecting the premises or for making necessary repairs.

9. Possession: Lessee may take possession of the property after execution of this agreement. .

10. Security/Option Consideration: The security deposit of \$_____ shall secure the performance of the Lessee's obligations hereunder. Lessor may, but shall not be obligated to, apply all or portions of said deposit on account of Lessee's obligations hereunder. Any balance remaining upon termination shall be returned to Lessee.

11. Attorney Fees: The prevailing party shall be entitled to all costs incurred in connection with any legal action brought by either party to enforce the terms hereof or relating to the demised premises, including reasonable attorneys' fees.

12. Notices: Any notice which either party may or is required to give may be given by mailing the same, postage prepaid, to Lessee or at such other places as may be designated by the parties from time to time.

13. Heirs, Assigns, Successors: This lease and option shall include and insure to and bind the heirs, executors, administrators, successors, and assigns of the respective parties hereto.

16. Time: Time is of the essence of this agreement. This offer shall terminate if not accepted before Wednesday May 9, 2001.

17. Holding Over: Any holding over after expiration of the term of this lease, with the consent of the Lessor, shall be construed as a month-to-month tenancy in accordance with the terms hereof, as applicable.