

COPY

BALLOON MORTGAGE NOTE

\$628,000.00

August 3, 2006

For value received, the undersigned Lime Avenue Enterprises, LLC, a Florida limited liability company, and Marguerite Nadel, promise to pay to the order of Ron C. Carter and James F. Neal, as joint tenants with full rights of survivorship, and not as tenants in common, the principal sum of Six Hundred Twenty-Eight Thousand and NO/100 Dollars (\$628,000.00) with interest thereon at the rate of six per centum (6%) per annum from date until maturity, said interest being payable as set forth below, both principal and interest being payable in lawful money of the United States of America at 3824 Glen Oaks Manor, Sarasota, FL 34232, or such address as the holder from time to time may specify by written notice to the maker, said principal and interest to be paid on the date and in the manner following:

Principal and interest payments in the amount of \$4,046.21, shall commence on September 3, 2006 and shall be due and payable on the 3rd day of each month thereafter for a period of 179 payments. On the 180th payment due August 3, 2021, the entire unpaid principal balance, together with all accrued but unpaid interest, shall be due and payable in full.

Privilege is reserved to prepay, at any time, all or any parts of indebtedness due hereunder without premium or fee.

This note is to be construed and enforced according to the laws of the State of Florida, and is secured by a mortgage on real estate of even date herewith.

If default be made in the payment of any of said sums or interest or in the performance of any agreements contained herein or in the said mortgage, and if such default is not made good within fifteen (15) days, then, at the option of the holder of the same, the principal sum then remaining unpaid with accrued interest shall immediately become due and collectible without notice, time being the essence of this contract, and said principal sum and said accrued interest shall both bear interest at the maximum rate per annum allowed by law, from such time until paid.

Each maker and endorser waives presentment, protest, notice of protest and notice of dishonor and agrees to pay all costs, including a reasonable attorney's fee, whether suit be brought or not, if counsel shall after maturity of this note or default hereunder or under said mortgage, be employed to collect this note or to protect the security thereof.

Lime Avenue Enterprises, LLC
a Florida limited liability company

Documentary Stamps have been paid and proper stamps have been affixed to the Mortgage.

By Marguerite Nadel
Marguerite Nadel, as Manager

Marguerite Nadel
Marguerite Nadel

Maker's Address:
1618 Main Street, Sarasota, Florida 34236