

JUL 25 1983

No. 83-B-32

RESOLUTION

APPROVING THE ISSUANCE OF
ORANGE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
INDUSTRIAL DEVELOPMENT REVENUE BONDS
(GENERAL ACCIDENT INSURANCE COMPANY OF
AMERICA PROJECT) SERIES 1983
IN THE MAXIMUM AGGREGATE AMOUNT OF \$3,500,000

WHEREAS, the Board of County Commissioners of Orange County declared a need for the Orange County Industrial Development Authority (the "Authority"), appointed its members and empowered it to act under the provisions of Chapter 159, Part III of the Florida Statutes; and,

WHEREAS, the Authority on July 20, 1983, following the public hearing (the "Public Hearing") held pursuant to the Notice of Public Hearing published in The Orlando Sentinel and attached hereto as Exhibit "A" (the "Notice") adopted the resolution attached hereto as Exhibit "B" and made a part hereof (the "Resolution"), providing for the issuance of Orange County Industrial Development Authority Industrial Development Revenue Bonds (General Accident Insurance Company of America Project) in a maximum aggregate amount of Three Million Five Hundred Thousand Dollars (\$3,500,000), to finance the acquisition, construction and equipping of the therein described headquarters facility for General Accident Insurance Company of America (the "Project") in Orange County; and,

WHEREAS, the Board of County Commissioners of Orange County has jurisdiction over Orange County; and,

WHEREAS, the Board of County Commissioners of Orange County has been furnished with a copy of the Notice and of the minutes or extracts of the minutes of the Meeting and Public Hearing of the Authority held on July 20, 1983, with respect to the Authority's approval of the Resolution indicating that the Notice apprised residents of Orange County of the proposed issuance of the Bonds not less than 14 days before the Public Hearing and that the Public Hearing was conducted in a manner which provided a reasonable opportunity for persons with differing views on both the issuance of the Bonds and the location and nature of the Project to be heard; and,

WHEREAS, the Board of County Commissioners has been requested by the Authority to consider and approve the Authority's issuance of the Bonds in compliance with the provisions of Section 103(k) of the Internal Revenue Code of 1954, as amended;

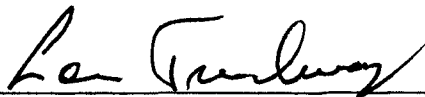
NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Orange County as follows:

1. Issuance by the Authority of Orange County Industrial Development Authority Industrial Development Revenue Bonds (General Accident Insurance Company of America Project) Series 1983, in a maximum aggregate amount of Three Million Five Hundred Thousand Dollars (\$3,500,000), and as contemplated by the Resolution is hereby approved.


2. This approval is intended to comply with the provisions of Section 103(k) of the Internal Revenue Code of 1954, as amended.

3. Nothing contained in this approval shall be deemed to create any obligation or obligations of Orange County, Florida, or the Board of County Commissioners of Orange County.

ADOPTED as of this 25th day of July, 1983 and effective immediately upon its adoption.



Chairman of the Board of
County Commissioners



Deputy Clerk of
the Board of County
Commissioners

11 PUBLIC HEARING NOTICES

**NOTICE OF PUBLIC HEARING
ORANGE COUNTY INDUSTRIAL
DEVELOPMENT AUTHORITY**

A public hearing will be held by the OCIDA to consider and act on approval for purposes of Section 103(k) of the Internal Revenue Code of 1954, as amended, of bond issues for the projects listed below:

1. Maximum 2,500,000 of industrial development revenue bonds for Laser Photonics, Inc., lessee, City National Bank of Miami Land Trust #500-7183 as lessor and Industrial Park Development Corporation and JS & B Investments with beneficial interest. Project is to construct a 38,000 sq.ft. building in the Central Florida Research Park in unincorporated Orange County, Florida to be used as a Research and Development Facility.
2. Maximum \$3,500,000 in industrial development revenue bonds for General Accident Insurance Company. Project is to construct a building for use as a home office in Maitland Center, located in the N.W. section of the City of Maitland, Florida.
3. Maximum \$2,500,000 of industrial development revenue bonds for Centra Care Medical Centers, Adventist Health System/Sunbelt Health Care Corporation. Project is to construct emergency medical clinics at Lee Road and I-4 and at Osceola Street and Michigan Street, both in unincorporated Orange County, Florida.

4. Maximum \$1,500,000 of industrial development revenue bonds for Regal Marine Industries, Inc. and Marketing Business Associates Ltd. Project is to construct a 50,000 sq.ft. building for the manufacture of boats at Jetport Drive and the Bee Line Expressway in unincorporated Orange County, Florida.

5. Maximum \$4,500,000 of industrial development revenue bonds for Beverly Enterprises. Project is the construction of a 42,000 sq.ft. long term health care facility on U.S. 441 between Rosemond Drive and Clarcona-Ocoee Road east of Cinderland Parkway in unincorporated Orange County, Florida.

The above bond issues will be considered by the Authority and, if preliminarily approved, such approval will be immediately followed by a public hearing wherein members of the public will be given a reasonable opportunity to express their views on the issuance of bonds and the location and nature of the proposed projects. The public meeting preceding the public hearing will be held on Wednesday, July 20, 1983, and will begin at 2:00 P.M. in Suite 890, Hartford Building, 200 East Robinson Street, Orlando, Florida and the public hearing, if any will immediately follow at the same location.

If a person decides to appeal any decision made by the Orange County Industrial Development Authority with respect to any matter considered at this meeting or hearing, he will need a record of the proceedings, and, for such purpose, he may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

July 8, 1983
LS-348(8)

RESOLUTION

AMENDING AND CONFIRMING RESOLUTION NO. 83-010

A RESOLUTION AMENDING AND CONFIRMING RESOLUTION NO. 83-010 REGARDING THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF A CAPITAL PROJECT CONSISTING OF A REGIONAL HEADQUARTERS FACILITY IN ORANGE COUNTY, FLORIDA; THE PROPOSED ISSUANCE AND SALE OF A MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF ORANGE COUNTY INDUSTRIAL DEVELOPMENT REVENUE BONDS (GENERAL ACCIDENT INSURANCE COMPANY OF AMERICA PROJECT) FOR THE PURPOSE OF PAYING ALL OR ANY PART OF THE COST OF SAID PROJECT; AND THE SALE OF SAID PROJECT TO OR FINANCING THEREOF FOR GENERAL ACCIDENT INSURANCE COMPANY OF AMERICA, ALL PURSUANT TO THE FLORIDA INDUSTRIAL DEVELOPMENT FINANCING ACT.

WHEREAS, on June 15, 1983, the Orange County Industrial Development Authority (the "Authority") did adopt Resolution No. 83-010, in which it authorized the issuance of its industrial development revenue bonds for the purpose of paying all or any part of the cost to relocate and expand a regional headquarters facility of General Accident Insurance Company of America (the "Company"); and

WHEREAS, the Authority wishes to amend Section 2(B)(1) of Resolution No. 83-010;

NOW, THEREFORE, BE IT RESOLVED by the members of Orange County Industrial Development Authority:

Section 1. Authority for this Resolution. This Resolution is adopted pursuant to the provisions of the Florida Industrial Development Financing Act, Part II, Chapter 159, Florida Statutes, as amended, and Part III, Chapter 159, Florida Statutes, as amended (the "Act") and other applicable laws.

Section 2. Amendment. Section 2(B)(1) of the above described resolution adopted by the Authority on June 15, 1983, is hereby amended to read as follows:

(1) The Authority provide for the issuance and sale of its Industrial Development Revenue Bonds (General Accident Insurance Company of America Project) Series 1983, in the maximum aggregate amount of \$3,500,000 (the "Bonds");

Section 3. Ratification. Except as provided in Section 2, Resolution No. 83-070, which is attached hereto and made a part hereof, is hereby ratified and confirmed in its entirety.

Section 4. Effective Date. This resolution shall take effect immediatly upon its adoption.

The foregoing resolution was offered by Authority Board Member Arthur, who moved its adoption. The motion was seconded by Authority Board Member J. Harris, and upon being put to a vote the vote was as follows:

Voting in favor of the motion: Messrs. Lord, Miller, J. Harris, Arthur and Davis.

Voting against the motion: none

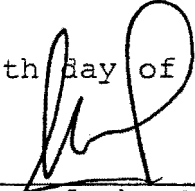
Absent: none

Abstaining: none

The Chairman then declared the resolution to be duly passed and adopted.

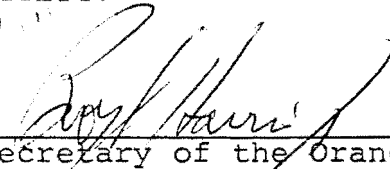
PASSED AND APPROVED THIS 20th Day of July, 1983

(OFFICIAL SEAL)



Chairman of the Orange County
Industrial Development Authority,
Orange County, Florida

ATTEST:



Secretary of the Orange County
Industrial Development Authority,
Orange County, Florida

RESOLUTION NO. 83 - 010

RESOLUTION

AUTHORIZING A MEMORANDUM OF AGREEMENT WITH
GENERAL ACCIDENT INSURANCE COMPANY OF AMERICA

A RESOLUTION AUTHORIZING A MEMORANDUM OF AGREEMENT WITH GENERAL ACCIDENT INSURANCE COMPANY OF AMERICA, WITH RESPECT TO THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF A CAPITAL PROJECT CONSISTING OF A REGIONAL HEADQUARTERS FACILITY IN ORANGE COUNTY, FLORIDA; THE PROPOSED ISSUANCE AND SALE OF APPROXIMATELY \$3,500,000 IN AGGREGATE PRINCIPAL AMOUNT OF ORANGE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY REVENUE BONDS (GENERAL ACCIDENT INSURANCE COMPANY OF AMERICA PROJECT) FOR THE PURPOSE OF PAYING ALL OR ANY PART OF THE COST OF SAID PROJECT; AND THE SALE OF SAID PROJECT TO OR FINANCING THEREOF FOR GENERAL ACCIDENT INSURANCE COMPANY OF AMERICA, ALL PURSUANT TO THE FLORIDA INDUSTRIAL DEVELOPMENT FINANCING ACT.

BE IT RESOLVED, by the members of the Orange County Industrial Development Authority:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of the Florida Industrial Development Financing Act, Part II, Chapter 159, Florida Statutes, as amended, and Part III of Chapter 159, Florida Statutes, as amended (the "Act") and other applicable laws.

SECTION 2. FINDINGS. It is hereby found, ascertained, determined and declared that:

(A) The Orange County Industrial Development Authority (the "Authority") is a public body politic and corporate and a public instrumentality duly created and existing under and by virtue of the laws of the State of Florida. The Authority is authorized and empowered by the Act to provide for the issuance of and to issue and sell its Industrial Development Revenue Bonds for the purpose of paying all or any part of the cost of any "capital project comprising ... a headquarters facility"; and

(B) In order to promote the economic growth of Orange County (the "County") and the industrial economy of the State of Florida, to increase purchasing power and opportunities for gainful employment, to improve living conditions and to advance and improve the economic prosperity and the general welfare of the State and its people, it is desirable that:

(1) The Authority provide for the issuance and sale of its Industrial Development Revenue Bonds (General Accident Insurance Company of America Project) Series 1983, in the aggregate amount of approximately \$3,500,000 (the "Bonds");

(2) That the Authority use the proceeds thereof, to the extent of such proceeds, as follows:

(i) to pay all or any part of the cost of issuance of the Bonds,

(ii) to pay all or any part of the cost of acquiring a parcel of real estate located within the corporate limits of the City of Maitland, in the County, and within the jurisdiction of the Authority in order to permit General Accident Insurance Company of America (the "Company") to relocate and expand a regional headquarters facility in the County,

(iii) to pay all or any part of the cost of constructing and equipping certain improvements to be made to the aforementioned parcel of real estate including the construction of an approximately 35,000 square foot office facility,

(iv) to pay all or any part of the cost of the acquisition and installation of certain equipment and appurtenances and facilities incidental thereto, and other improvements necessary and convenient therefor (the aforementioned parcel of real estate and improvements to be constructed, and such equipment and

appurtenances and facilities incidental thereto, being referred to herein, collectively, as the "Project"), and

(v) to pay any other "cost" (as defined in the Act) of the Project; and

(3) That the Authority either (i) sell the Project to the Company, for or at a purchase price payable in installments sufficient to pay the principal of, premium (if any), interest and other costs due pursuant to the Bonds when and as the same may become due, or (ii) otherwise finance the acquisition of the Project by the Company in a manner which will pay all sums and costs due under the Bonds; and

(C) The Company has shown that the Project will provide employment in the County by maintaining approximately 65 jobs following completion of the Project; and

(D) The Project shall make a significant contribution to the economic growth of the County, shall provide gainful employment and shall serve a public purpose by advancing the economic prosperity and the general welfare of the State of Florida and its people; and

(E) The financing of the acquisition, construction and equipping of the Project by the Company through the issuance of the Bonds constitutes an appropriate use of the Authority's bonding powers and will result in a substantial public benefit; and

(F) The County is able to cope satisfactorily with the impact of the Project and is able to provide, or cause to be provided when needed, the public facilities, including utilities and public services, that will be necessary for the construction, operation, repair and maintenance for the Project and on account of any increase in population or other circumstances resulting therefrom; and

(G) In view of rising construction costs, rising interest rates and other factors, it is believed essential that the acquisition, construction and equipping of the Project commence at the earliest

practical date, and the Company is unwilling to make commitments therefor without satisfactory assurances from the Authority that, upon satisfaction of all requirements of law and other conditions to be met by the Company, Bonds will be issued and sold and the proceeds thereof will be made available to finance the cost of the Project, to the extent of such proceeds; and

(H) It is necessary and desirable and in the best interest of the Authority and the County that the Authority and the Company enter into a Memorandum of Agreement (the "Memorandum of Agreement"), providing for the performance by the Company of the functions described therein, including the arranging for the acquisition, construction and equipping of the Project; and providing among other things for the issuance and sale by the Authority of the Bonds; for the use and application of the proceeds of the issuance and sale of the Bonds to pay all or any part of the "cost" (as defined in the Act) of the Project, to the extent of such proceeds; and for the sale of the Project by the Authority to the Company pursuant to a sale agreement (or the financing thereof for the Company pursuant to a loan agreement) requiring the Company to pay installments sufficient to pay all of the interest, principal, redemption premiums (if any) and other costs due under and pursuant to the Bonds when and as the same become due and payable, to operate, repair and maintain the Project at the Company's own expense, and to pay all other costs incurred by the Authority in connection with the financing, construction and administration of the Project which are not paid out of the Bond proceeds or otherwise; and

(I) The Company is financially responsible and fully capable and willing to fulfill its obligations under the proposed sale agreement (or loan agreement), including the obligation to make installment payments in the amount and at the times to be required by the sale agreement (or loan agreement), the obligation to operate, repair and maintain such Project at its own expense, and to serve the purposes of the Act and other responsibilities to be imposed under the sale agreement (or loan agreement), due consideration having been given to the Company's ratio of current assets to current

liabilities, net worth, earning trends, coverage of all fixed charges, the nature of its business and the industry in which it is involved, its inherent stability, and other factors determinative of the capabilities of the Company, financially and otherwise, to fulfill its obligations consistently with the purposes of the Act; and

(J) The Bonds shall and will be payable solely from the revenues and proceeds derived by the Authority from the sale (or financing), operation, or leasing of the Project, and will not constitute a debt, liability or obligation of the Authority or the State of Florida or of any political subdivision thereof, the Authority shall not be obligated to pay the same nor interest, premiums (if any) or costs thereon except from the revenues and proceeds pledged therefor, and neither the faith and credit nor the taxing power of the Authority or the State of Florida or of any political subdivision thereof will be pledged to the Payment of the principal, premiums (if any), interest, or costs due pursuant to or under such Bonds.

SECTION 3. APPROVAL OF MEMORANDUM OF AGREEMENT.

In order to assure the location of and to induce the Company to locate the Project in the boundaries of the County, with the resulting public benefits which flow therefrom, and to more effectively serve the purposes of the Act, the proposed Memorandum of Agreement to be made between the Authority and the Company, in the form and with the contents presented at and filed with the Minutes of this meeting, be and the same is hereby approved.

SECTION 4. AUTHORIZATION OF EXECUTION AND DELIVERY OF MEMORANDUM OF AGREEMENT. The Chairman or Vice Chairman of the Authority is hereby authorized and directed to execute the Memorandum of Agreement in the name of and on behalf of the Authority, and the Secretary or Assistant Secretary of the Authority is hereby authorized and directed to attest the same and to affix thereto the Official Seal of the Authority, and the Chairman or Vice Chairman is hereby authorized to deliver the Memorandum of Agreement to the Company. Such officers and all other officers and employees of the Authority are hereby authorized to execute and deliver such further agreements, instruments and documents and to take such further action as may be necessary and desirable to effectuate and carry out the intent and purposes of the Memorandum of Agreement, when executed and delivered by the Company.

SECTION 5. EFFECT OF RESOLUTION. This resolution is intended to and shall constitute "a Bond Resolution or some other similar official action" of the Authority for purposes of Section 103(b) of the Internal Revenue Code of 1954, as amended, and the related regulations, ruling and interpretative court decisions thereunder.

SECTION 6. REPEALING CLAUSE. All resolutions or orders and parts thereof in conflict herewith, to the extent of such conflicts, are hereby superseded and repealed.

SECTION 7. EFFECTIVE DATE. This resolution shall take effect immediately upon its adoption.

The foregoing resolution was offered by Authority Board Member Davis, who moved its adoption. The motion was seconded by Authority Board Member Miller, and, upon being put to a vote, the vote was as follows:

Voting in favor of the motion: Messrs. Lord, Miller, J. Harris and Davis

Voting against the motion: none

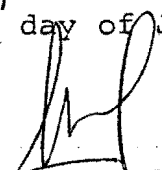
Absent: Mr. Arthur, Jr.

Abstaining: none

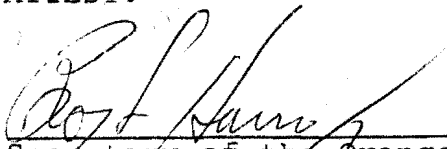
The Chairman then declared the resolution to be duly passed and adopted.

PASSED AND APPROVED THIS 15th day of June, 1983.

(OFFICIAL SEAL)


Chairman of the Orange County
Industrial Development Authority,
Orange County, Florida

ATTEST:


Secretary of the Orange County
Industrial Development Authority,
Orange County, Florida

MEMORANDUM OF AGREEMENT

This MEMORANDUM OF AGREEMENT, dated on the ¹⁵th day of June, 1983, between ORANGE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY, a public body politic and corporate and a public instrumentality duly created and existing under and by virtue of the laws of the State of Florida (the "Authority"), and GENERAL ACCIDENT INSURANCE COMPANY OF AMERICA, a Pennsylvania corporation (the "Company").

Section 1. The matters of mutual inducement and reliance which resulted in the execution of this Memorandum of Agreement are as follows:

(a) The Authority is authorized and empowered by the Florida Industrial Development Financing Act, Part II of Chapter 159, Florida Statutes, as amended, and Part III of Chapter 159, Florida Statutes, as amended (the "Act"), to provide for the issuance of and to issue and sell its Industrial Development Revenue Bonds for the purpose of paying all or any part of the cost of any "capital project comprising ... a headquarters facility."

(b) In order to improve the economic base of Orange County, Florida (the "County") and the industrial economy in the State, to promote the economic growth of the County and the State, to increase purchasing power and opportunities for gainful employment, to improve living conditions and to advance and improve the economic prosperity and the general welfare of the State and its people, it is desirable that the Authority issue and sell its Industrial Development Revenue Bonds (General Accident Insurance Company of America Project), Series 1983, in the aggregate principal amount of approximately \$3,500,000 (the "Bonds").

(c) The Authority intends to use the proceeds thereof, to the extent of such proceeds, as follows: (i) to pay all or any part of the cost of issuance of the Bonds, (ii) to pay all or any part of the cost of acquiring a parcel of real estate located within the corporate limits of the City of Maitland, in the County, and within the jurisdiction of the Authority in order to permit the Company to relocate and expand its regional headquarters facility in the County, (iii) to pay all or any part of the cost of constructing and equipping certain improvements to be made to the aforementioned parcel of real estate, including the construction of an approximately 35,000 square foot office facility, (iv) to pay all or any part of the cost of the acquisition and installation of certain equipment and appurtenances and facilities incidental thereto, and other improvements necessary and convenient therefor (the aforementioned parcel of real estate and improvements to be constructed, and such equipment and appurtenances and facilities incidental thereto, being referred to herein, collectively, as the "Project"), and (v) to pay any other "cost" (as defined in the Act) of the Project.

(d) The Authority intends either: (i) to sell the Project to the Company at a purchase price payable in installments sufficient to pay the principal of, premium (if any), interest and costs due pursuant to and under the Bonds when and as the same become due, or (ii) to finance the acquisition of the Project by the Company through a loan agreement in a manner which will provide for the payment of all sums and costs due pursuant to and under the Bonds when and as the same become due.

(e) The Company has shown that the Project will provide for employment in the County by maintaining approximately 65 jobs.

(f) The Company has requested that the Authority enter into this Memorandum of Agreement for the purpose of declaring the Authority's intention to provide financing to pay all or a portion of the cost of the Project.

(g) The Authority by resolution duly passed and adopted, has made certain findings and determinations and has approved and authorized the execution and delivery of this Memorandum of Agreement.

(h) The Company represents that it has not financed the Project, acquired the aforementioned real estate, nor commenced construction or the ordering of equipment.

Section 2. The Authority will cooperate with the Company and its agents in the Company's efforts to find one or more purchasers for the Bonds, and if purchase arrangements satisfactory to the Company can be made by the Company and its agents, the Authority will authorize the issuance and sale of the Bonds and will issue and sell the bonds to such purchaser or purchasers of the Bonds as may be designated by the Company, all upon such terms and conditions as shall be approved by the Company and the Authority and authorized by law. The Bonds shall be sold without any requirement for a vote of electors or the consent or approval of any other government or governmental subdivision, agency or other instrumentality except as specifically required by law. The Bonds will be payable solely from the revenues and proceeds derived by the Authority from the sale (or financing), operation, or leasing of the Project, and will not constitute a general debt, liability or obligation of the Authority or of the State of Florida or of any political subdivision thereof. The Authority shall not be obligated to pay the same nor interest, premium (if any) or costs thereon except from the revenues and proceeds pledged therefor, and neither the faith and credit nor the taxing power of the Authority or of the State of Florida or of

From the date hereof until the sale of the Bonds, there shall be furnished to the Authority in reasonable detail (i) a financial statement of operations of the Company for and within thirty (30) days following the end of each quarter of the fiscal year of the Company and (ii) an audited balance sheet and income statement of the Company for and within one hundred twenty (120) days following the end of the fiscal year of the Company. In addition to, and notwithstanding, the obligation of the Company to provide such financial statements, until the sale of the Bonds, the Company will, within ten (10) days after its occurrence, notify the Authority of any material adverse change in the business, operations or financial condition of the Company. In the event the Authority shall, at any time prior to sale of the Bonds, determine in its sole discretion that there has been a material adverse change in the business, operations or financial condition of the Company, whether or not such determination is based upon financial statements or notices provided by any of them in accordance herewith, the obligation of the Authority to issue and sell the Bonds shall, at the option of the Authority, be terminated.

Section 3. The Authority will, at the proper time, and subject in all respects to the prior advice, consent and approval of the Company, submit applications, adopt such proceedings and authorize the execution of such documents as may be necessary and advisable for the authorization, sale and issuance of the Bonds and the acquisition of the Project (or financing thereof), all as shall be authorized by law and mutually satisfactory to the Authority and the Company.

Section 4. The Bonds issued shall be in such aggregate principal amount, shall bear interest at such rate or rates, shall be payable at such times and places, shall be in such forms and denominations, shall be sold in such manner and in such time or times, shall have such provisions for redemption, shall be executed, and shall be secured, all as shall be authorized by the Act and all on terms mutually satisfactory to the Authority and the Company.

Section 5. The Authority will use and apply the proceeds of the issuance and sale of the Bonds, or cause such proceeds to be used and applied, to the extent of such proceeds, to pay the cost of the Project, and will sell the Project to the Company pursuant to a sale agreement requiring the Company to make payment for the account of the Authority of purchase price installments sufficient to pay all of the interest, principal, redemption premiums (if any) and other costs due under and pursuant to the Bonds when and as the same become due and payable (in lieu of a sale agreement, the Authority and the Company may enter into a loan agreement providing for such payment); to operate, repair and maintain the Project at the Company's own expense; to pay to the Authority a processing and administrative fee of one-half of one percent of the principal amount of the Bonds upon the issuance and sale thereof (provided, however, that

the aggregate amount of such fee shall not exceed \$10,000), to pay all other reasonable costs incurred by the Authority in connection with the financing, construction and administration of the Project which are not paid out of the Bond proceeds or otherwise for so long as any of the Bonds remain outstanding, and, in the event that there is a sale agreement, for the conveyance to the Company of all right, title and interest of the Authority in and to the Project when all of the obligations of the Company under the sale agreement have been performed and satisfied.

Section 6. Having determined that the purposes of the Act would be more effectively served, assuming a sale agreement is used (in lieu of a loan agreement) to finance the Project, the Authority shall engage the services of the Company as an independent contractor of the Authority, and the Company shall accept such engagement, for the acquisition, construction and equipping of the Project, it being understood and agreed that the Company shall provide all services incident to the acquisition, construction and equipping of the Project (including, without limitation, the preparation of plans, specifications and contract documents, the award of contracts, the inspection and supervision of work performed, the employment of engineers, architects, builders and other contractors) and that the Company shall pay all costs of the Project, subject to reimbursement by the Authority upon the issuance and sale of the Bonds and the use and application of the proceeds thereof as provided above. The Authority shall have no responsibility for the provision of the aforesaid services. It is expected that the Project will cost approximately Three Million Five Hundred Thousand Dollars (\$3,500,000), exclusive of interest during the period of construction and inclusive of underwriting discount or commissions, and legal, accounting, financing and consulting expenses (estimated not to exceed \$100,000). The Company agrees that to the extent that the proceeds derived from the sale of the Bonds are not sufficient to complete the Project, the Company will supply all additional funds which are necessary for the completion of the Project. So long as this Memorandum of Agreement is in effect, all risk of loss to the Project will be borne by the Company.

Section 7. At or prior to the time of issuance and sale of the Bonds, the Authority will enter into an Indenture with a corporate trustee or bank to secure the Bonds, whereby the Authority's interest in the Project, the sale agreement (or loan agreement) with the Company, and all fees, rents, charges, proceeds from the sale of the Project, and other funds and revenues in respect of the Project will be pledged and assigned to such trustee or bank and held by such party in trust, for the benefit of the holders, from time to time, of the Bonds.

Section 8. At the time of issuance and sale of the Bonds, the following conditions precedent shall have been satisfied:

(a) The Authority shall have duly passed and adopted a resolution making all findings required by law and authorizing the issuance and sale of the Bonds and the execution and delivery of the sale agreement (or loan agreement), the aforementioned Indenture and such other agreements, instruments and documents as may be required to be specifically authorized.

(b) All public hearing and approval requirements imposed by Section 103(k) of the Internal Revenue Code of 1954, as amended, shall have been complied with by or for the Authority.

(c) The Board of Directors of the Company shall have duly passed and adopted a resolution authorizing the execution, delivery and performance by the Company of the sale agreement (or loan agreement) and any other documents relating to the issuance of the Bonds as may be requested by the Authority or Bond Counsel, and approving the aforementioned Indenture and the issuance and sale of the Bonds, and authorizing or approving such other agreements, instruments, and documents for which specific authorization or approval may be required.

(d) The Company shall have provided a satisfactory opinion of counsel for the Company with respect to the due organization, existence, qualification to do business in various jurisdictions (including the State of Florida) and good standing of the Company, its power and authority to own its properties (including the Project) and to carry on its business and activities (including those to be carried on, at or in connection with the Project), the due authorization and execution, and delivery of any agreements to which it is a party, the Indenture and related agreements, instruments and documents, their legality, validity, binding effect and enforceability in accordance with their respective terms, and the absence of any violation of law, rule, regulation, judgment, decree or order of any court or other agency of government or of the certificate of incorporation, bylaws, and agreements, indentures or other instruments to which the Company is a party or by which it or any of its property is or may be bound.

(e) The Authority shall have been provided, at the cost of the Company, a satisfactory opinion of its counsel with respect to the due organization and existence of the Authority and that all necessary proceedings in connection with the authorization, issuance and sale of the Bonds and the other transactions of the Authority contemplated hereby have been properly conducted in accordance with applicable law.

(f) The Company and the Authority shall have executed and delivered such non-arbitrage certificates and representations, and special bond counsel shall have rendered such opinion relating to arbitrage, as may be required to comply with Section 103 (c) of the Internal Revenue Code of 1954, as amended, and the regulations, rulings and interpretive court decisions thereunder.

(g) Pepper, Hamilton & Scheetz, as special bond counsel, shall have delivered its opinion with respect to the validity of the Bonds, and to the effect that the interest on the Bonds is exempt from Federal Income Taxes under existing statutes and published regulations, rulings and interpretative court decisions (except as to Bonds held by a "substantial user" of the Project or any "related person," as such terms are defined in the Internal Revenue Code and the regulations thereunder).

(h) The Company shall have furnished satisfactory plans and specifications for the Project, in reasonable detail, showing that the Project complies in all respects with the requirements of law.

(i) The Company shall have provided such other or additional representations, warranties, covenants, agreements, certificates, certified financial statements, and other proofs as may be reasonable required by the Authority or by Pepper, Hamilton & Scheetz, as special bond counsel.

(j) The Authority, its counsel and special bond counsel shall have been provided a certified copy of a judgment of the Ninth Circuit Court in and for the County validating the Bonds pursuant to Chapter 75, Florida Statutes, as amended, unless in the opinion of Authority's counsel and special bond counsel such validation of the Bonds is not required.

Section 9. In the event that the Bonds are not issued and sold and the transactions contemplated hereby are not closed within twelve months after the date hereof (and, in any event, within twelve months after the Project was first placed in service), for any reason whatsoever and whether or not as a result of any failure to find one or more purchasers for the Bonds, any default or failure of performance by the Authority, the inability of the Authority to issue and sell the Bonds or the failure or inability of the Authority and the Company to agree to the terms and conditions of the agreements, instruments and other documents provided for herein or contemplated hereby, the Company agrees that:

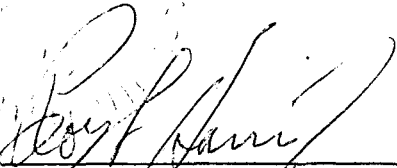
(a) The Company will (i) pay all its costs and expenses, including any fees and expenses of its financial agent, (ii) pay the reasonable fees and expenses of special bond counsel, and (iii) reimburse the Authority for all reasonable out-of-pocket costs and expenses, including reasonable fees and expenses of the Authority's counsel, which the Authority may have incurred in connection with this Memorandum of Agreement.

(b) The Company will indemnify and hold the Authority, and the Authority's members, officers, employees and agents, harmless against any liabilities, allegations or claims of loss or damage (including attorneys' fees and expenses) pertaining to the Project, the Bonds, or any transaction contemplated hereunder, or arising out of or predicated upon this Memorandum of Agreement, any action or non-action taken or omitted in reliance upon this Memorandum of Agreement, or any default or failure of performance hereunder.

Section 10. No covenant or agreement contained in this Memorandum of Agreement or Bonds, the Indenture, the sale agreement (or loan agreement), or in any other instrument relating to the Bonds or the Project, shall be deemed to be a covenant or agreement of any member, officer, employee or agent of the Authority in an individual capacity, and neither the members or any officer of the Authority executing the Bonds or any such other agreements or instruments shall be liable personally thereon or be subject to any personal liability or accountability by reason thereof.


IN WITNESS WHEREOF, the parties have executed this Memorandum of Agreement and affixed their respective seals, as of the date first written above.

(OFFICIAL SEAL)


Secretary

ORANGE COUNTY INDUSTRIAL
DEVELOPMENT AUTHORITY

By


Chairman

(CORPORATE SEAL)

GENERAL ACCIDENT INSURANCE COMPANY
OF AMERICA

By

Title:

Attest:

Title: