

MODIFICATION AGREEMENT

DEED OF TRUST

IMP FD SURE \$	5.00
RECORDING FEE	20.00
TOTAL	25.00
Res# GAB1	Rcpt # 91418
DKN 1485	Blk # 2858
Jan 30, 2003	11:11 am

THIS MODIFICATION AGREEMENT is made this 29th day of January, 2003 by and between Sunshine, LLC, hereinafter "Borrower", and First United Bank & Trust, hereinafter "Lender".

RECITALS

Borrowers granted to Thomas R. Janes, Trustee, for the benefit of Lender, a deed of trust bearing date of April 26, 2002, the same being recorded among the Land Records of Garrett County, Maryland in Liber 893 page 488, securing an indebtedness in amount of Three Hundred Fifty Thousand Dollars (\$350,000.00). The parties have agreed to modify the said deed of trust by adding a parcel of land to the lien and effect thereof, as hereinafter set forth.

NOW THEREFORE, in consideration of the mutual covenants of the parties hereinafter set forth, and for other good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

1. Borrower grants and conveys unto Trustee, in trust, with power of sale, for the benefit of Lender, subject to all the terms of the said deed of trust, promissory note secured thereby, and related loan documents, all that property being described in Exhibit "A" attached hereto and made a part hereof.

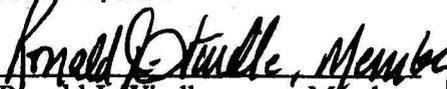
2. The parties ratify and confirm the terms and provisions of the said deed of trust, promissory note, and related loan documents, except as modified by the provisions of this Modification Agreement.

WITNESS the execution hereof the day and year first above written.

WITNESS:



SUNSHINE, LLC

BY: 
Ronald J. Windle, Member