

RATIFICATION AGREEMENT

WHEREAS, by Lease dated the 9th of December, 2004 (the "Lease"), between BENCOR/SHERIDAN LIMITED PARTNERSHIP, a Wyoming limited partnership, as Landlord, and WALGREEN CO., an Illinois corporation, as Tenant, recorded by Memorandum of Lease of even date on December 14, 2004, Landlord leased to Tenant certain premises located at the northwest corner of Coffeen Avenue and Sugar Lane, City of Sheridan, State of Wyoming, legally described in Exhibit "A" attached hereto and made a part hereof, together with all improvements, appurtenances, easements, and privileges belonging thereto; and

WHEREAS, the undersigned at the time of execution of said Lease was not the owner of fee simple of the property above described; and

WHEREAS, fee simple to the entire premises described on Exhibit "A" hereto was conveyed to the undersigned as of December 14, 2004;

WHEREAS, Tenant has requested, pursuant to said Lease, that the undersigned now ratify and adopt said Lease;

NOW, THEREFORE, in consideration of the premises, Tenant entering into said Lease, One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned hereby ratifies and adopts said Lease and expressly assumes and agrees to perform and abide by all the terms, conditions, provisions and agreements in said Lease contained by the Landlord thereunder.

This Indenture shall be binding upon the undersigned, its successors and assigns and shall inure to the benefit of WALGREEN CO., its successors and assigns.

IN WITNESS WHEREOF, the undersigned have executed this Indenture this 7th day of March, 2005.

BENCOR/SHERIDAN LIMITED PARTNERSHIP
BY: BENCOR DEVELOPMENT, LLC
ITS GENERAL PARTNER

BY: Ray Walkowski

Manager

STATE OF COLORADO)

COUNTY OF EL PASO)

) SS

Before me, Amanda Gaden, a notary public in and for said state, on the 7th day of March, 2005, personally appeared Ray Walkowski, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Manager and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of such limited liability company for the uses and purposes therein set forth.

Amanda Gaden
Notary Public for Colorado

My Commission Expires: 8/31/05

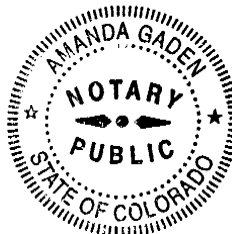


EXHIBIT "A"

LEGAL DESCRIPTION OF LEASED PREMISES

Lot 1 of the JMK Subdivision, a subdivision to the City of Sheridan, Sheridan County, Wyoming, as recorded January 20, 2005 in Drawer J, Plat No. 9.

Said Lot 1 further described by metes and bounds as follows:

A tract of land situated in Lot 1 and Lot 2 of King-Neighbors Addition to the City of Sheridan, and the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 35, Township 56 North, Range 84 West, 6th Principal Meridian, City of Sheridan, Sheridan County, Wyoming; said tract being more particularly described as follows:

Beginning at the northeast corner of a tract of land described in Book 457 of Deeds, Page 354 (monumented with a 2" aluminum cap per LS 2615), said point lying on the west right of way line of Coffeen Avenue (AKA State Highway 14, 87 & I-90 Business Loop); thence S00°19'20"E, 188.32 feet along the east line of said tract and said west right of way line to a point (monumented with a 1½" aluminum cap per PLS 2615); thence S89°36'48"W, 398.01 feet to a point (monumented with a 1½" aluminum cap per PLS 2615); thence N00°07'59"W, 190.12 feet to a point (monumented with a 1½" aluminum cap per PLS 2615), said point lying on the north line of said Lot 1; thence N89°51'23"E, 70.00 feet along said north line of said Lot 1 to a point (monumented with a 1½" aluminum cap per PE & LS 3864), said point being the northeast corner of said Lot 1; thence N89°52'35"E, 327.39 feet to the point of beginning.