

EQUIPMENT LEASE

This Equipment Lease (this "Lease") is made effective as of January 01, 1999, between Gigantus Corporation (the "Lessor"), 123 Industry Parkway, Gotham Park, NY 10001, and Miniature Company (the "Lessee"), 1 Main Street, Hooville, IA 64208, and states the agreement of the parties as follows:

EQUIPMENT SUBJECT TO LEASE. The Lessor shall lease the equipment listed on the attached Exhibit A (the "Equipment Schedule").

PAYMENT TERMS. The Lessee shall make 36 monthly payments of \$999.95 each. Payments shall be due on the first day of each day, with the first payment due on January 01, 1999. The lease payments shall be due whether or not the Lessee has received notice of a payment due.

TAX. Sales and/or use tax, if required, is included.

SERVICE CHARGE. If any Lease installment is not paid within 14 day(s) after the due date, the Lessee shall pay to the Lessor a service charge of \$100.00 per day.

NON-SUFFICIENT FUNDS. The Lessee shall be charged \$50.00 for each check that is returned to the Lessor for lack of sufficient funds.

SECURITY DEPOSIT. In addition to the lease payment charge, the Lessee shall pay a security deposit of \$999.95 at the time that this Lease is signed. This deposit will be returned to the Lessee at the termination of this Lease, subject to the option of the Lessor to apply it against Lease charges and damages. Any amounts refundable to the Lessee shall be paid at the time this Lease is terminated. The security deposit shall not bear interest.

RISK OF LOSS OR DAMAGE. The Lessee assumes all risks of loss or damage to the equipment from any cause, and agrees to return it to the Lessor in the condition received from the Lessor, with the exception of normal wear and tear.

LEASE TERM. This Lease shall begin on the above effective date and shall terminate on December 31, 2001.

CARE AND OPERATION OF EQUIPMENT. The equipment may only be used and operated in a careful and proper manner. Its use must comply with all laws, ordinances, and regulations relating to the possession, use, or maintenance of the equipment, including registration and/or licensing requirements, if any.

MAINTENANCE AND REPAIR. The Lessee shall maintain the equipment in good repair and operating condition, allowing for reasonable wear and tear. The Lessee shall pay all costs required to maintain the equipment in good operating condition. Such costs shall include labor, material, parts, and similar items.

LESSOR'S RIGHT OF INSPECTION. The Lessor shall have the right to inspect the equipment during Lessee's normal business hours.

RETURN OF EQUIPMENT. At the end of the Lease term, the Lessee shall be obligated to return the equipment to the Lessor at the Lessee's expense.