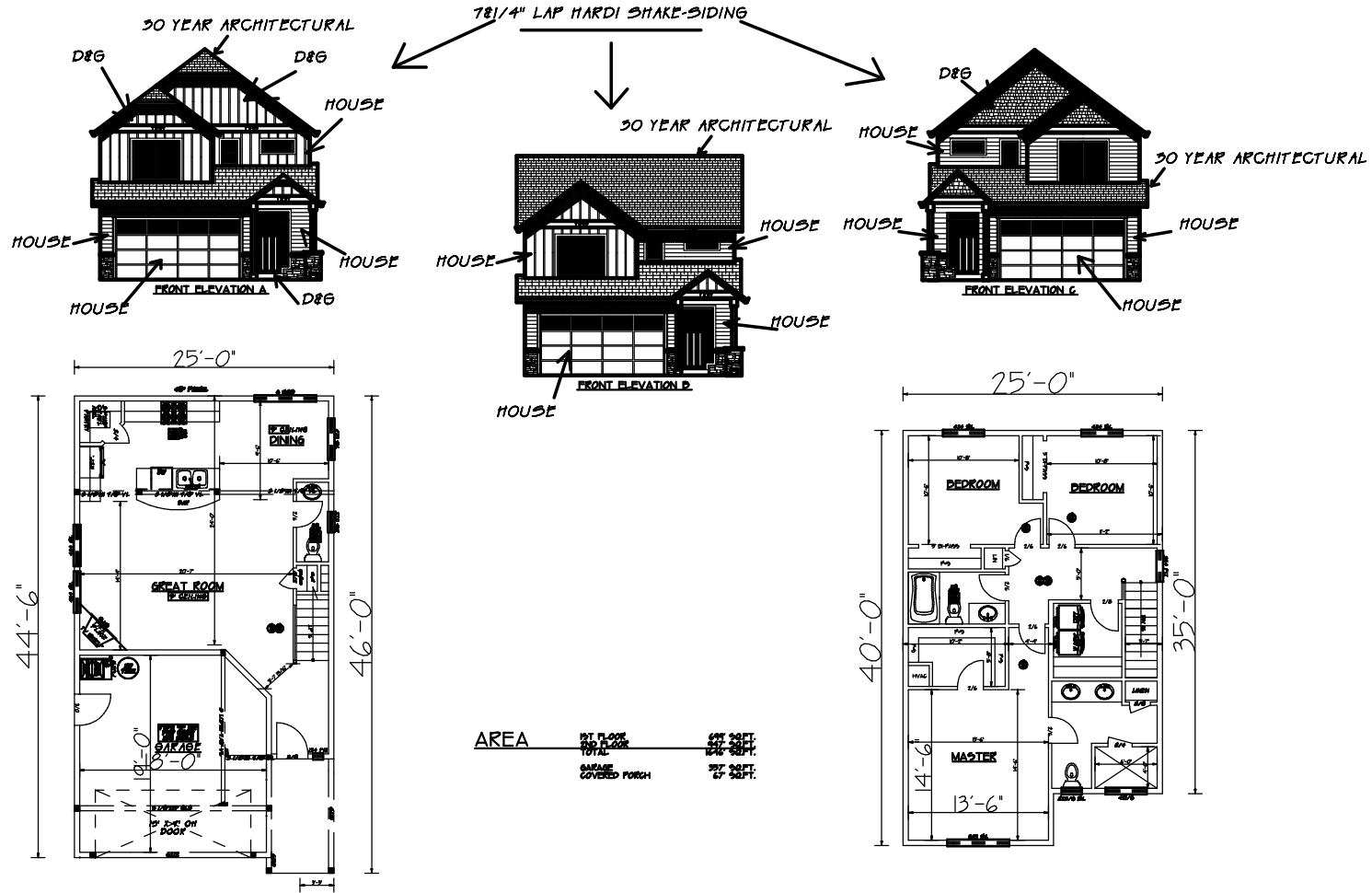


# EXHIBIT 10



VALENCIA  
SHORT FLAT