

WHEN RECORDED MAIL TO:
Stephen V. Novacek, Esq.
Hale, Lane, Peek,
Dennison and Howard
50 West Liberty St., Suite 650
P.O. Box 3237
Reno, Nevada 89505

NOTICE OF BREACH AND DEFAULT AND OF ELECTION TO CAUSE
SALE OF REAL PROPERTY UNDER DEED OF TRUST

IN THE MATTER of the Deed of Trust Security Agreement and Financing Statement (the "Deed of Trust") made by JOSEPH LASTELLA to TICOR TITLE INSURANCE, Trustee, dated April 22, 1986, recorded May 5, 1986, as Document No. 84874, in Book 70, of Official Records, page 358, in the office of the County Recorder, Lincoln County, Nevada, securing among other obligations, the obligation of Trustor under Guaranty dated April 22, 1986 (the "Guaranty"), wherein Trustor guaranteed the obligation of Tech Star International Inc., a New York Public Corp., to Beneficiary under a Royalty Investment Agreement dated April 22, 1986 (the "Royalty Agreement"), and the performance by Trustor of all obligations under the Deed of Trust.

HALE, LANE, PEEK, DENNISON & HOWARD, a professional corporation, has been substituted as Trustee under said Deed of Trust in place of TICOR TITLE INSURANCE, by instrument recorded DECEMBER 22, 1988, as Document No. 90471, in Book 83, page 446, of Official Records, in the office of the County Recorder of Lincoln County, Nevada.

NOTICE IS HEREBY GIVEN that a breach of an obligation for which the Deed of Trust is security has occurred as follows: Tech Star International Inc., a New York Public Corp., has defaulted under its obligations to Beneficiary under the Royalty Agreement by failing to pay to Beneficiary the sum of \$22,860.00 on or before October 22, 1987, and Trustor has defaulted under the Guaranty secured by the Deed of Trust by failing to pay the amounts due Beneficiary under the Royalty Agreement.

By reason of said breach and default, it is hereby declared that the entire amount due under the Guaranty and all other sums secured by the Deed of Trust are immediately due and payable, and notice is hereby given of the election of the undersigned to cause Trustee to sell the property described in the Deed of Trust in the manner provided therein.

NRS Section 107.080 and the Deed of Trust permit certain defaults to be cured upon the payment of the amounts required therein without requiring payment of that portion of principal and

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Hale, Lane, Peek, Dennison and Howard
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interest which would not be due had no default occurred. Where reinstatement is possible, if the default is not cured as provided by law or the terms of the Deed of Trust, the right of reinstatement will terminate and the property may thereafter be sold. The Trustor may have the right to bring a court action to assert the non-existence of a default or any other defense of Trustor to acceleration and sale.

To determine if reinstatement is possible and the amount, if any, to cure the default, contact Stephen V. Novacek, Esq., Hale, Lane, Peek, Dennison and Howard, 50 West Liberty Street, Suite 650, P.O. Box 3237, Reno, Nevada 89505, (702) 786-7900.

DATED: This 13 day of December, 1988.

Philip Fialkow
Philip Fialkow



STATE OF WASHINGTON)
COUNTY OF Inshovich) ss.

On December 13, 1988, before me, the undersigned, a Notary Public for said State, personally appeared Philip Fialkow, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

Patricia Johansen
Notary Public *Residing at Cothell*
Commission expires June 29, 1991

No. 90472
FILED AND RECORDED AT REQUEST OF
Hale, Lane, Peek, Dennison etc
December 22, 1988
AT 1 MINUTES PAST 1 O'CLOCK
P. M. IN BOOK 83 OF OFFICIAL
RECORDS, PAGE 448 LINCOLN
COUNTY, NEVADA.

FRANK C. HULSE
COUNTY RECORDER
By *Mara Coyne* Deputy

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