

EXHIBIT C

QUINE & ASSOCIATES, INC.

P O BOX 833009
RICHARDSON, TX 75083-3009

Statement

Account: EAST - B-101 - B-101

Date: 07/21/03

Payment: _____

IGA FOODLINER
3301 E. RANCIER BLDG-B, #101
KILLEEN, TX 76543

Date	Description	Charges	Payments	Balance
	Balance Forward			0.00
03/03/03	Prior Year CAM (01/02-12/02)	1,950.00		1,950.00
03/03/03	Prior Year Tax (01/02-12/02)	9,133.36		11,083.36
07/21/03	% RENT (01/03)	19,018.38		30,101.74

Current	30 Days	60 Days	90 Days	Amount Due
19,018.38	0.00	0.00	11,083.36	30,101.74



Quine & Associates, Inc.

Retail Property Specialists
Texas Real Estate Broker

July 21, 2003

Fleming Company, Inc.
Mgr, Real Estate Admin.
C/O The Staubach Co., ID #TX-264
1945 Lakepoint Drive
Lewisville, TX 75057

Re: IGA Foodliner, 3301 E Rancier Bldg B #101, Killeen, TX 76543
Percentage Rent for LYE 01/2003

Dear Tenant:

The percentage rent for LYE 01/2003 is past due.

Gross Sales 02/02-01/03	\$ 4,641,470.00
BreakPoint	<u>3,120,000.00</u>
	1,521,470.00
	x <u>0.0125</u>
Percentage Rent for LYE 01/03	\$ 19,018.38
Total Due:	\$ 19,018.38

Please, remit payment to: **Killeen Eastlake Associates I, Ltd.**
% Quine & Associates, Inc.
P.O. Box 833009
Richardson, TX 75083-3009

If you have any questions, you may contact me at the number below.

Sincerely,

Stacie Patterson

SP/sp

cc: Jennie Snelling

P.O. BOX 833009 • RICHARDSON, TEXAS 75083-3009
972-669-8440 • METRO 817-267-2149
FAX 972-783-8901 • www.quine.com

3/3/2003

FLEMING COMPANY INC.
MANAGER, REAL ESTATE ADMIN.
C/O THE STAUBACH CO, ID#TX-264
1945 LAKEPOINT DR.
LEWISVILLE TX 75057

Re: 2002 COMMON AREA MAINTENANCE(CAM) BILL BACK FOR: IGA FOODLINER

Under the terms and conditions of your Lease Agreement
with "Killeen Eastlake Assoc | Ltd",
as Lessee or Tenant, you are obligated to pay CAM or
CAM increases on the property you occupy.

A copy of the 2002 common area maintenance charges is enclosed
and the following shows how we arrived at the amount for which
you are liable.

LEASED SPACE: 3301 E. RANCIER BLDG-B, #101 KILLEEN, TX
TOTAL SQUARE FEET IN CENTER: 140,898.00
TOTAL SQUARE FEET OF LEASED SPACE: 20,000.00
% OF CENTER YOU OCCUPY: 14.2148%
LIABILITY BASED ON Cap 1950/yr
DAYS PER THIS YEAR: 365
2002 PERCENTAGE OF OCCUPANCY: 14.2148%(365 /365 times 14.2148)

CAM PAID IN 2002	25,169.27	
LESS CAM PAID (IF ANY) IN YOUR BASE YEAR	-0.00	
TOTAL AMOUNT OF CAM BASE	25,169.27	
MULTIPLIED BY PERCENTAGE YOU OWE THIS YEAR X	14.2148%	
AMOUNT OF CAM DUE OR CAP (IF ANY)	1,950.00	CAP
(whichever smaller)		
LESS ANY PREVIOUSLY PAID	-0.00	
AMOUNT DUE AND PAYABLE	<u>1,950.0</u>	

Please send your check in the amount of \$1,950.0
payable to "Killeen Eastlake Assoc | Ltd" c/o Quine & Associates, Inc.
P.O. Box 833009, Richardson, TX 75083-3009.

Sincerely,

STACIE PATTERSON
972-688-8440

3/3/2003

FLEMING COMPANY INC.
MANAGER, REAL ESTATE ADMIN.
C/O THE STAUBACH CO, ID#TX-264
1945 LAKEPOINT DR.
LEWISVILLE TX 75057

Re: 2002 PROPERTY TAX BILL BACK FOR: IGA FOODLINER

Under the terms and conditions of your Lease Agreement
with "Killeen Eastlake Associates I Ltd",
as Lessee or Tenant, you are obligated to pay ad valorem taxes or
ad valorem tax increases on the property you occupy.

A copy of the 2002 property tax statement(s) is enclosed
and the following shows how we arrived at the amount for which
you are liable.

LEASED SPACE: 3301 E. RANCIER BLDG-B, #101 KILLEEN, TX
TOTAL SQUARE FEET IN PARCEL: 138198
TOTAL SQUARE FEET OF LEASED SPACE: 20,000.00
% OF PARCEL YOU OCCUPY 14.471989%
LIABILITY BASED ON BASE TAX 79
DAYS PER THIS YEAR: 365
2002 PERCENTAGE OF OCCUPANCY: 14.471989% (365 / 365 times 14.471989)

PROPERTY TAX PAID IN 2002	89,513.55
LESS TAX PAID (IF ANY) IN YOUR BASE YEAR	-26,403.00
TOTAL AMOUNT OF TAX BASE	63,110.55
MULTIPLIED BY PERCENTAGE YOU OWE THIS YEAR X14.472%	
AMOUNT OF TAX DUE OR CAP (IF ANY) (whichever smaller)	9,133.36
LESS ANY PREVIOUSLY PAID	-0.00
AMOUNT DUE AND PAYABLE	<u>9,133.36</u>

Please send your check in the amount of \$9,133.36
payable to "Killeen Eastlake Associates I Ltd" c/o Quine & Associates, Inc.
P.O. Box 833009, Richardson, TX 75083-3009.

Sincerely,

STACIE PATTERSON
972-869-8440