

Report: Activity Log  
Facility: Morningstar  
Site: Eastland  
Date: 08/04/98  
Time: 09:23 am

Page 01 1

TIM	Date	Time	IP	Password	Activity
1714	07/22/98	10:02	as [1]	*****	BASSAM Keypad One
1747	07/22/98	03:10	pe [2]	*****	BASSAM Keypad Two
1799	07/22/98	10:34	pe [1]	*****	BASSAM Keypad One
1883	07/22/98	11:11	pe [2]	*****	BASSAM Keypad Two
1887	07/23/98	12:31	as [1]	*****	BASSAM Keypad One
1888	07/23/98	02:00	as [2]	*****	BASSAM Keypad Two
2332	07/29/98	02:22	pe [1]	*****	BASSAM Keypad One

*Att: Bob Prohme  
#344-6358*

003054

*A-21*

*No Code used  
for A-37*

*No information*

*\$ 101*

**GOVERNMENT  
EXHIBIT**  
94

Att: Bob Fromme  
Fax # 344-6358

A-21

003059

Report: Activity Log  
Facility: Morningstar  
Site: Eastland  
Date: 07/28/98  
Time: 04:07 pm

No Code used for  
A-37

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TR#	Date	Time	IP	Password	Unit	Name	Activity
7568	07/06/98	02:22 pm	[1]	*****	A21	HAMOOD, BASSAM	Keypad One
0156	07/08/98	10:35 am	[1]	*****	A21	HAMOOD, BASSAM	Keypad One
0162	07/08/98	11:11 am	[1]	*****	A21	HAMOOD, BASSAM	Keypad One
0945	07/15/98	02:01 pm	[1]	*****	A21	HAMOOD, BASSAM	Keypad One
0948	07/15/98	02:08 pm	[2]	*****	A21	HAMOOD, BASSAM	Keypad Two
1714	07/22/98	11:02 am	[1]	*****	A21	HAMOOD, BASSAM	Keypad One
1747	07/22/98	03:10 pm	[2]	*****	A21	HAMOOD, BASSAM	Keypad Two
1799	07/22/98	10:34 pm	[1]	*****	A21	HAMOOD, BASSAM	Keypad One
1803	07/22/98	11:11 pm	[2]	*****	A21	HAMOOD, BASSAM	Keypad Two
1807	07/23/98	12:31 am	[1]	*****	A21	HAMOOD, BASSAM	Keypad One
1808	07/23/98	02:00 am	[2]	*****	A21	HAMOOD, BASSAM	Keypad Two

003056

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Site: Eastland

Date: 08/11/98

Time: 09:02 am

Page #: 1

TR#	Date	Time	IP	Password	Unit	Name	Activity
5900	06/22/98	08:11	pm [1]	*****	A21	HAMOOD, BASSAM	Keypad One
5901	06/22/98	08:22	pm [2]	*****	A21	HAMOOD, BASSAM	Keypad Two
5956	06/23/98	01:23	pm [1]	*****	A21	HAMOOD, BASSAM	Keypad One
6021	06/24/98	12:48	am [1]	*****	A21	HAMOOD, BASSAM	Keypad One
6022	06/24/98	01:00	am [1]	*****	A21	HAMOOD, BASSAM	Keypad One
6023	06/24/98	01:13	am [2]	*****	A21	HAMOOD, BASSAM	Keypad Two
6026	06/24/98	02:34	am [2]	*****	A21	HAMOOD, BASSAM	Keypad Two
6732	06/29/98	06:16	pm [1]	*****	A21	HAMOOD, BASSAM	Keypad One
6736	06/29/98	06:34	pm [2]	*****	A21	HAMOOD, BASSAM	Keypad Two
7568	07/06/98	02:22	pm [1]	*****	A21	HAMOOD, BASSAM	Keypad One
0156	07/08/98	10:35	am [1]	*****	A21	HAMOOD, BASSAM	Keypad One
0162	07/08/98	11:11	am [1]	*****	A21	HAMOOD, BASSAM	Keypad One
0945	07/15/98	02:01	pm [1]	*****	A21	HAMOOD, BASSAM	Keypad One
0948	07/15/98	02:08	pm [2]	*****	A21	HAMOOD, BASSAM	Keypad Two
1714	07/22/98	11:02	am [1]	*****	A21	HAMOOD, BASSAM	Keypad One
1747	07/22/98	03:10	pm [2]	*****	A21	HAMOOD, BASSAM	Keypad Two
1799	07/22/98	10:34	pm [1]	*****	A21	HAMOOD, BASSAM	Keypad One
1803	07/22/98	11:11	pm [2]	*****	A21	HAMOOD, BASSAM	Keypad Two
1807	07/23/98	12:31	am [1]	*****	A21	HAMOOD, BASSAM	Keypad One
1808	07/23/98	02:00	am [2]	*****	A21	HAMOOD, BASSAM	Keypad Two
2552	07/29/98	02:22	pm [1]	*****	A21	HAMOOD, BASSAM	Keypad One

*Sorry I aped you last report.*

*Now for A-37*

*Now for A-101*

*Att: Bob Fromme  
Map # 344-6358*

*H 083217*

Report: Activity Log  
Facility: Morningstar  
Site: Eastland  
Date: 08/04/98  
Time: 09:23 am

*No Code used  
for A. 37*

Page #: 1

TR#	Date	Time	IP	Password	Unit Name	Activity
1714	07/22/98	11:02 am	[1]	*****	A21 HANODD, BASSAM	Keypad One
1747	07/22/98	03:10 pm	[2]	*****	A21 HANODD, BASSAM	Keypad Two
1799	07/22/98	10:34 pm	[1]	*****	A21 HANODD, BASSAM	Keypad One
1803	07/22/98	11:11 pm	[2]	*****	A21 HANODD, BASSAM	Keypad Two
1807	07/23/98	12:31 am	[1]	*****	A21 HANODD, BASSAM	Keypad One
1808	07/23/98	02:00 am	[2]	*****	A21 HANODD, BASSAM	Keypad Two
2552	07/29/98	02:22 pm	[1]	*****	A21 HANODD, BASSAM	Keypad One

A37 → Bassam Hamood is transferring unit into her name



# Morningstar mini-storage

5301 North Sharon Amity Rd. • Charlotte, NC 28215

Phone: 704-535-6789

Lease No. 10438

Access No. \*532-2817 #

Date 4/6/98

SS # \_\_\_\_\_

## Rental Agreement - Month-to-Month Tenancy

Use of Space # B-62

Name of Individual Haymeq, Batoal Ahmad

(Last) (First) (Middle)

Address 1306 Kelston Pl.  
apt. 206  
28212

Dr. Lic. # 27524802

Phone (Res.) 532-2817

(Business) \_\_\_\_\_

I (we) \_\_\_\_\_ (Tenant) hereby rent from Amity Investments Joint Venture (Lessor) d/b/a Morningstar Mini Storage those certain premises described as Space Number \_\_\_\_\_, approximate size 5x10, located at 5301 North Sharon Amity Rd., Charlotte, NC 28215 ("Lessor's Address"), and hereinafter referred to as "premises," on the following terms and conditions: (For the purpose of this agreement, "premises" also includes outside storage parking spaces for vehicles (including, but not limited to autos, trucks, trailers, mobile homes, boats, and campers)).

1. Beginning Date. This Rental Agreement shall begin as of April 6, 1998

2. Rent. Tenant shall pay Lessor rent in the sum of \$ 40.00 per month, payable in advance upon the first day of each and every calendar month at the Lessor's Address. If the aforementioned beginning date is other than on the first day of the calendar month, then the rental shall be prorated for the first month from such beginning date. Because actual damages for late payments and dishonored bank checks are extremely difficult to ascertain, in the event the rent is not paid within five days after the due date, or in the event of a dishonored bank check for such rent, Tenant agrees to pay liquidated damages in the sum of \$5.00 for each late payment and \$20.00 for each dishonored bank check, as additional rent. If the rent is not paid within fifteen days after the due date, Tenant agrees that a padlock may be installed by Lessor on the aforementioned space and gate access denied, and Tenant agrees to pay the overdue rent, plus the aforementioned late payment charges before he shall be allowed to regain access to the premises. The minimum rental period is two weeks. A period of tenancy less than two weeks will bear a rental fee of 1/2 month. The normal security deposit applicable for a full month applies to such rental periods of less than a month.

**PLEASE PAY BY THE 5TH TO AVOID \$5.00 LATE CHARGE/ADDITIONAL \$5.00 LATE CHARGE DUE AFTER THE 20TH.**

3. Deposits. Tenant shall pay to Lessor upon execution of this Agreement a security, cleaning, and damages deposit of \$ 0, to be held by Lessor for the faithful performance of the terms of this Agreement, for cleaning, repair of the premises, and replacement of missing items, after surrender of the premises by Tenant. Such deposit shall be refunded to Tenant within 14 days after Tenant vacates the premises at the address set forth for Tenant above, less all charges for cleaning, repairing, replacement of missing items, and application toward any other amounts due hereunder when necessary to compensate Lessor for loss or damage caused by Tenant's breach, including any amounts necessary to compensate Lessor for delinquent rent.

This Rental Agreement has been executed and sealed, and the word SEAL adopted by the parties as their respective seals for the purpose hereof, this 6 day of April, 1998

Lessor: Amity Investments Joint Venture d/b/a Morningstar Mini-Storage

By: [Signature] (SEAL)  
Title: Authorized Representative

TENANT: [Signature] (SEAL)  
(individual)

(individual) OR

(Name of Company) (SEAL)

By: \_\_\_\_\_ (SEAL)

Title: \_\_\_\_\_

### MORNINGSTAR RECOMMENDS YOU INSURE YOUR GOODS DURING STORAGE

#### SUBJECT TO THE FOLLOWING ADDITIONAL TERMS AND CONDITIONS WHICH FORM PART OF THIS RENTAL AGREEMENT.

4. Use and Occupancy and Compliance with Law. The premises may be used and occupied only for the storage of personal property in compliance with all applicable Federal, State and local laws, rules, ordinances and regulations and for no other purpose without the prior written consent of Lessor. No animals or perishable or hazardous material (as defined from time to time by any local, state or federal law or regulation), nor signs of any type, shall be placed in the premises by Tenant. Without Lessor's prior written consent, Tenant shall not keep anything within the premises or use the premises for any purpose that increases insurance premium costs or invalidates any insurance policy carried on the premises, or for the storage of any property which shall be in violation of any order or requirement imposed by any government or governmental agency, or in violation of any legal requirement: or do any act or cause to be done any act that creates, or may create, a nuisance in or upon or connected with the premises. The storage of welding, flammable, explosive, or inherently-dangerous material is prohibited. Vehicles or other fuel-driven equipment may be stored only if the fuel tanks are empty. All property kept stored or maintained within the premises by Tenant shall be at Tenant's sole risk of damage or loss. Tenant shall not use the premises for residential purposes and shall have access to the premises and common areas only during such hours and days as Lessor permits.

5. No Bailment Intended. Tenant acknowledges that no bailment or deposit of goods for safekeeping is intended or created by this agreement. Landlord exercises neither care, custody nor control over Tenant's stored property. Because the value of the property stored may be difficult or impossible to ascertain, Tenant agrees that the aggregate value of all personal property stored does not exceed, nor will be deemed to exceed, \$5,000. Tenant may store property worth substantially less than \$5,000 and nothing contained in this Agreement shall be evidence or admission that the aggregate value of the property stored is, or is expected to be, at or near \$5,000. It is specifically understood and agreed that Lessor need not be concerned with the kind, quantity, or value of property stored by Tenant pursuant to this Agreement. Tenant acknowledges that the premises are not suitable for the storage of heirlooms or other precious or irreplaceable property such as objects for which no immediate market exists and objects that are claimed to have special or emotional value to Tenant. Tenant waives any claim for sentimental attachment or for Tenant's emotional attachment to the property that is placed in the storage space.

6. Conditions and Alteration of Premises. Tenant acknowledges that it has examined the premises and hereby accepts them as being in good order, condition, and repair. Tenant shall maintain and return the premises in the same good condition, reasonable wear and tear expected, as they were upon the beginning date of this Agreement. Tenant agrees immediately to notify Lessor of any defects, dilapidations or dangerous conditions. Tenant agrees to pay Lessor promptly for any repairs made by Lessor to the premises caused by the negligence or misuse of Tenant, or of Tenant's agents, invitees, licensees, and guests. Tenant shall make no alterations or improvements of the premises without the prior written consent of Lessor. If Tenant damages the premises in any manner, makes alterations of any kind, without the prior written consent of Lessor, then Tenant shall bear all costs necessary to restore the premises to their prior condition.