

EXHIBIT B

CONDITIONS OF NEW LEASE

1. The Lessee must be an existing entity that has been formally sanctioned by NASCAR, for 10 consecutive years, to promote Modified stock cars as its featured weekly racing division in NASCAR's national weekly racing series; and
2. The Lessee must have promoted and conducted a minimum of 10 NASCAR sanctioned Modified stock car races per year for 10 consecutive years at Bowman Gray Stadium and must have had a business relationship with the City of Winston-Salem during that same period of time.