

TERM SHEET

Super Steel Products Corp.

12/1/2008

*Borrower: Super Steel Products Corp.

*Lender: Redevelopment Authority of the City of Milwaukee (RACM)

*Loan Amount: \$200,000

*Use of Funds: Mechanical and electrical upgrades at 7900 West Tower Avenue and 7100 West Calumet Road, the purchase of new equipment and employee training costs to accommodate additional production lines and 150 new jobs.

*Interest Rate: 5%

*Term: 5 years

*Principal Amortization: \$40,000 per year

*Payments: Annual payments of principal and accrued interest

*Loan Forgiveness: Annual payment of principal and accrued interest shall be forgiven for that year if the Borrower achieves and maintains employment levels as follows:

December 31, 2008:	350 positions
December 31, 2009:	425 positions
December 31, 2010:	500 positions
December 31, 2011:	500 positions
December 31, 2012:	500 positions
December 31, 2013:	500 positions

*Employment levels are based on new jobs created excluding rehires and new hires that are not permanent on the "Nippon" production line.

*Due Upon Move: Should the Borrower leave said facilities (7900 West Tower Avenue or 7100 West Calumet Road) prior to the expiration of the loan, any unpaid balance and accrued interest shall come due.

*Loan Approval: Loan is subject to approval by the Common Council of the City of Milwaukee. Source of funds is the City of Milwaukee's Development Fund, Account No. UR03398300.