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RENEWAL, MODIFICATION AND EXTENSION AGREEMENT

STATE OF SOUTH CAROLINA) COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, THE LOMAS & NETTLETON COMPANY, a Connecticut corporation with an office and principal place of business at 2001 Bryan Tower, Suite 3600, Dallas, Texas 75201 ("Lomas"), has made a loan (the "Loan") to FIRST HARTFORD REALTY CORPORATION, a Delaware corporation with an office and principal place of business at 685 Parker Street in the Town of Manchester, County of Hartford and State of Connecticut, (the "Borrower"), said Loan being evidenced by a Promissory Note in the principal amount of \$900,000.00, executed by Borrower, dated December 29, 1972 (hereinafter referred to as the "Note") and payable to the order of Lomas;

WHEREAS, on December 29, 1972, Borrower, to secure its payment and performance under the Loan, executed that certain Real Estate Mortgage (the "Mortgage"), covering the following described property:

> All those pieces, parcels or lots of land containing in the aggregate 49.91 acres, situate, lying and being on the southwestern side of Interstate Highway 385 and on the northeastern side of Woodruff Road (S.C. Highway 146) near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Tracts A, B and C as shown on a plat prepared by Douglas S. Crouch, dated December 18, 1972, entitled "Survey for First Hartford Realty Corporation" and recorded in the R. M. C. Office for Greenville County, South Carolina, in Book 4-S at page 69 and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the northeastern edge of the right of way for Woodruff Road (S.C. Highway 146) at the joint corner of Tract B and property now or formerly of Dora T. Ballenger and running thence with the said Ballenger property N. 14-57 E. 678.2 feet to an iron pin on the southwestern edge of the right of way for Interstate Highway 385; thence with the southwestern edge of the right of way for Interstate Highway 385 the following courses and distances: S. 64-53 E. 153.68 feet to an iron pin, S. 67-37 E. 200.53 feet to an iron pin, S. 64-52 E. 721 feet to an iron pin; thence continuing with the southwestern edge of the right of way for Interstate Highway 385 S. 64-52 E. 1457.65 feet to an iron pin at the joint corner of the premises herein described and property now or formerly of P. L. Bruce Co.; thence with the line of the said Bruce property S. 61-49 W. 399.8 feet to an iron pin; thence with the line of property now or formerly of Structioneers Limited S. 61-49 W. 199.9 feet to an iron pin; thence continuing with the line of the said Structioneers property S. 27-40 E. 589.5 feet to an iron pin on the northern edge of the right of way for Power Drive; thence with the line 589.5 feet to an iron pin on the northern edge of the right of way for Power Drive; thence with the line

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