

if to the Sublessee, to:

FIRST HARTFORD REALTY CORPORATION

685 Parker Street

Manchester, Connecticut

Attention: Robert E. Fisher

or in either case to such other address as the recipient party may have requested be substituted for the foregoing by written notice to and actually received by the party giving such notice.

16. Modification or waiver of any of the provisions of this Sublease shall be effective only if made in writing and executed with the same formality as this Sublease. Failure of any party hereto to insist upon strict performance of any of the provisions of this Sublease shall not be construed as a waiver of any right or remedy hereunder or any subsequent default or any subsequent right or remedy, regardless of nature.

17. If the Sublessor shall default in the performance of any of the terms and conditions of the Lease, Sublessee shall have the privilege of remedying any such default and in any such event, shall have the right to apply the cost of remedying the same in reduction of the Sublessee's liability hereunder with that portion of rent or other charges (if any) hereunder payable to Sublessor and shall have the right to recover from Sublessor any part of such cost not so applied.

18. The term "Sublessee" when used herein shall be taken to mean and include, in each and every instance, Sublessee, its successors and assigns, and any person or entity directly or indirectly liable for the obligations of Sublessee hereunder, whether as guarantor, surety, or otherwise.

19. All of the terms and provisions of this Sublease shall be binding upon, and inure to the benefit thereof and be enforceable by

(Continued on next Page)