

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be duly executed as of the day and year first above written.

ATTEST:

FIRST HARTFORD REALTY CORPORATION

Norman S. Isko
Secretary Norman S. Isko

By Leonard E. Seader
Leonard E. Seader
Vice President
LANDLORD

Georgia D. Willis
Witness Georgia D. Willis

Gloria N. Moeller
Witness Gloria N. Moeller

PAPERBACK BOOKSMITH FRANCHISES CORP.

Paul A. Supovitz
Witness

By Paul A. Supovitz VP
Vice President

Milton C. Wasby
Witness

By Kenneth M. Nelson Asst Sec
Assistant Secretary

TENANT

STATE OF CONNECTICUT)
COUNTY OF HARTFORD)

Personally appeared before me Georgia D. Willis and made oath that she saw the within named First Hartford Realty Corporation by its duly authorized officers, Leonard E. Seader its Vice President, and Norman S. Isko ~~XXXXX~~ Secretary, sign, seal with its corporate seal, and as the act and deed of said corporation, deliver the within agreement and that she with Gloria N. Moeller, witnessed the execution thereof.

Sworn to before me this 31st day of January, 1977.

Catherine O. Hagenow (L.S.) Georgia D. Willis
Notary Public for Connecticut Georgia D. Willis
My commission expires March 9, 1980

MY COMMISSION EXPIRES MARCH 9, 1980

STATE OF MASSACHUSETTS)
COUNTY OF SUFFOLK)

Personally appeared before me Milton C. Wasby and made oath that he saw the within named Paperback Booksmith Franchises Corp. by its duly authorized officers, Paul A. Supovitz, its Vice President, and Kenneth M. Nelson, its Assistant Secretary, sign, seal with its corporate seal, and as the act and deed of said corporation, deliver the within agreement, and that he with ~~XXXXXXXXXXXX~~ Mark S. Aronson witnessed the execution thereof.

Sworn to before me this 26th day of January, 1977.

C. Janice Ferguson (L.S.) Milton C. Wasby
Notary Public for Massachusetts
My commission expires March 19, 1982

0463

4328 RV-23