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BOOK 6035 PAGE 299

LEASE TERMINATION AGREEMENT

Reference is hereby made to a certain "Land Use Lease" dated October 31, 1985, by and between the undersigned Neil Zais and Steven J. Watchmaker, Trustees of Kimball Towers Realty Trust under Declaration of Trust dated July 2, 1984, and recorded with Hampden Registry of Deeds in Book 6545, Page 308, as "Lessor", and Arthur M. Gilman, as Trustee of Corner Parcel Trust under Declaration of Trust dated November 8, 1985, and recorded in said Deeds in Book 5944, Page 443, as "Lessee", which said "Land Use Lease" is recorded in said Deeds in Book 5944, Page 447, affecting certain premises located at the corner of Bridge Street and Dwight Street in Springfield, Hampden County, Massachusetts.

The undersigned Trustees of Kimball Towers Realty Trust, owning the entire lessor's interest and, the undersigned Trustee of the Corner Parcel Trust, owning the entire lessee's interest, respectively, under the said Land Use Lease, hereby agree that said Land Use Lease shall terminate and its term shall come to an end at the time of the recording of the within lease termination instrument in the Hampden County Registry of Deeds. Arthur M. Gilman, Trustee of Corner Parcel Trust, the lessee under the aforesaid Land Use Lease, hereby represents and covenants that all of the interest of the Corner Parcel Trust in and to the said Land Use Lease and the premises demised hereunder, will terminate as of the date of the recording hereof.

Each party hereby warrants and represents to the other that all of the duties, obligations, and payments due from the other to the warranting party under the Land Use Lease have been fully paid and performed.

EXECUTED under seal as of this 22nd day of February, 1986.

Kimball Towers Realty Trust

By: 

Neil Zais, Trustee as aforesaid

By: 

Steven J. Watchmaker, Trustee as aforesaid

Corner Parcel Trust

By: 

Arthur M. Gilman, Trustee as aforesaid

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

February 22, 1986

Then personally appeared the above-named Steven J. Watchmaker, as Trustee of Kimball Towers Realty Trust, and acknowledged the foregoing instrument to be his free act and deed, as Trustee, and the free act and deed of Kimball Towers Realty Trust, before me,

Gordon Barry Wagner
Notary Public
My Commission Expires:



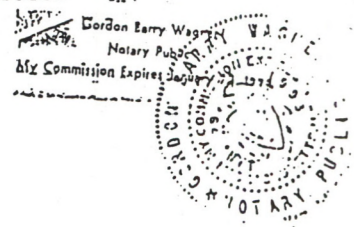
COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

February 22, 1986

Then personally appeared the above-named Neil Zais and Steven J. Watchmaker, the members of the First Board of Managers of the Kimball Towers Homeowners Association, and acknowledged the foregoing instrument to be their free act and deed, as Managers, and the free act and deed of Kimball Towers Homeowners Association, before me,

Gordon Barry Wagner
Notary Public
My Commission Expires:



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