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WARRANTY DEED WITH COVENANT


EASTERN OAK ASSOCIATES, a Maine partnership with a mailing address of 169 Park Row, Brunswick, Maine 04011 FOR CONSIDERATION PAID, grant to R.E.MANAGEMENT, INC., a Maine corporation with a mailing address of 169 Park Row, Brunswick, Maine 04011, with WARRANTY COVENANTS, certain real property, together with any improvements thereon, located in Brunswick, County of Cumberland, State of Maine (the "Premises"); more particularly described in Exhibit A attached hereto and incorporated herein.

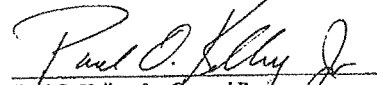
Subject to all liens, encumbrances, mortgages and restrictions of record.

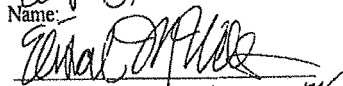
WITNESS our hands and seals this 31st day of December, 1996.

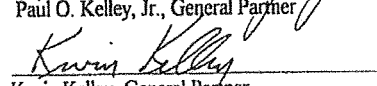
WITNESS

EASTERN OAK ASSOCIATES


Name: _____


Paul O. Kelley, Jr., General Partner


Name: ELIZABETH M WEBSTER


Kevin Kelley, General Partner

STATE OF MAINE
COUNTY OF CUMBERLAND, SS.

December 31, 1996

Then personally appeared the above-named Paul O. Kelley, Jr. and Kevin Kelley in their said capacities and acknowledged the foregoing instrument to be their free acts and deeds and the free acts and deeds of said partnership.

Before me,



SEAL

Notary Public/

Print Name: Elisabeth M. Webster, Notary Public
State of Maine
My Commission Expires 5/1/2001

PROPERTY DISCLOSURE ADDENDUM
(Non-Residential Properties)

TO BE DELIVERED TO BUYERS PRIOR TO OR DURING PREPARATION OF OFFER

REAL ESTATE: RE/MAX Riverside

SELLER: RE Management, Inc.

To the best of Seller's knowledge (check one):

- No underground storage facility for the storage of oil or petroleum products exists on the premises.
- An underground oil storage facility exists on the premises which is subject to regulation by the Maine Department of Environmental Protection under 38 M.R.S.A. §561, et seq., State of Maine Registration No. _____. The underground facility _____ has _____ has not been abandoned in place.

Pursuant to Chapter 330 of the Rules of the Maine Real Estate Commission, Licensee discloses that the above-referenced Seller is making no representations regarding current or previously existing known hazardous materials on or in the Real Estate described above, except as follows:

(attach additional sheets as necessary)


You are encouraged to seek information from professionals regarding any specific hazardous material issue or concern.

The undersigned hereby acknowledge receipt of this Property Disclosure Addendum prior to the preparation of an offer to purchase the Real Estate.

Date: _____

Buyer: _____

Buyer: _____

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RE/MAX Riverside 1 Bowdoin Mill Island Topsham, ME 4086
Phone: (207)319-7815 Fax: J. Donald Spann



Kelley & Kelley