

CORRECTIVE QUITCLAIM DEED
With Covenant

KNOW ALL MEN BY THESE PRESENTS,

THAT HERBERT A. MILLER, an individual with a mailing address of Box 97, Lisbon Falls Maine 04252 ("Grantor") for consideration paid, grants to MILLER INDUSTRIES, INC., of Lisbon, Androscoggin County, Maine ("Grantee"), with Quitclaim Covenant, the land and buildings in Lewiston and Lisbon, Androscoggin County, Maine all as described in Exhibit A attached hereto and made a part hereof.

The purpose of this deed is to correct a prior deed from Mill Fabric Center, successor by merger with LEDA Associates, Inc. to Herbert Miller dated October 10, 1995 and recorded in Androscoggin County Registry of Deeds in Book 3501, Page 221, which deed was intended to convey the premises described therein to Miller Industries, Inc., rather than the Grantor. Reference is also made to a corrective deed from Mill Fabric Center to Miller Industries, Inc. dated January 23, 1997 and recorded in Book 3733, Page 24 in said Registry.

Witness my hand and seal this 29th day of MAY, 1997.

WITNESS:

[Signature]

Herbert Miller
HERBERT A. MILLER

may 29th,
Brenda Grondin, 1997

STATE OF MAINE,
Androscoggin, ss.

Then personally appeared the above named HERBERT A. MILLER and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Brenda Grondin
Notary Public/Attorney at Law



Brenda L. Grondin, Notary Public
State of Maine
My Commission Expires 11/16/2003

over

EXHIBIT A

PART I: LEWISTON

Parcel One

A certain lot or parcel of land with any buildings and improvements thereon, lying and being in the City of Lewiston, County of Androscoggin and State of Maine, bounded and described as follows, to wit:

BEGINNING at a point on the southerly line of a proposed street known as Beech Street, 601.33 feet westerly from a granite monument on the southerly line of Beech Street at its intersection with the westerly line of land owned by the Union Water Power Company known as the Lower Canal; said point of beginning being the northwesterly corner of land conveyed by FRANKLIN COMPANY to the LEWISTON MILLS by deed of indenture dated January 1, 1865 and recorded in the Androscoggin County Registry of Deeds in Book 36, Page 421; thence in a southerly direction by a deflection angle to the left of $84^{\circ} 52'$ and by the westerly line of said land conveyed by the FRANKLIN COMPANY to LEWISTON MILLS 206.68 feet to a granite monument on the northerly line of land now or formerly owned by the BATES MANUFACTURING COMPANY, said point being also the southwest corner of land of this Grantee; thence in a westerly direction parallel with the said southerly line of Beech Street 68.5 feet to the margin of the Androscoggin River at elevation 20.00, local datum; thence in a northerly direction by the said margin of said river to a point in the southerly line of said Beech Street extended 56.2 feet westerly from the point of beginning; thence an in easterly direction by the said southerly line of Beech Street extended 56.2 feet to the point of beginning.

BEING the same premises conveyed to Max Miller & Company, Inc. by the Franklin Company by its deed dated January 22, 1940 and recorded in the Androscoggin County Registry of Deeds in Book 342, Page 139, and being the same premises conveyed by Camden Yarns, Inc. by deed dated April 3, 1971 and recorded in said Registry in Book 1048, Page 71.

Parcel Two

Another certain lot or parcel of land, with the buildings thereon, expressly subject to the reservations hereinafter enumerated, located in said Lewiston, Androscoggin County, Maine and bounded and described as follows, to wit:

BEGINNING at the Monument No. 1 as originally located in the southerly line in Beech Street at a point 40 feet West from the westerly line of the so-called lower canal, and 30 feet from Monument A; thence southerly at right angles to the southerly line of Beech Street, parallel with the lower canal 211 feet; thence by a curve to the right of a radius of 20 feet, 31.416 feet to granite Monument No. 2; thence westerly parallel to the said southerly line of Beech Street, 177.97 feet to the granite Monument NO. 3; thence by a deflection to the right on an inside angle of $160^{\circ} 58' 72.12$ feet northwest to Monument No. 4; thence by a deflection angle to the left on an outside angle of $160^{\circ} 58'$ and parallel to the said southerly line of Beech Street 318.93 feet to the easterly bank or margin of the Androscoggin River at or about low water mark as it existed on the first day of January 1866 to granite Monument No. 5; thence northerly by said bank or margin of Androscoggin River at or about low water mark as it existed as aforesaid, 206.68 feet to the said southerly line of Beech Street; thence easterly by said southerly line of Beech Street 571.33 feet to the point of beginning. Together with all rights in the title to the land on which that part of Beech Street next northerly of the granted premises is located. EXCEPTING AND RESERVING to the Bates Manufacturing Company, its successors and assigns, all of the rights, privileges and title which it has, or at any time has had in, to, and in respect of water powers, rights and privileges and the use of canals, conduits and other conveniences, and the right to pass upon and over and otherwise to use any other lands not within the area expressly described above, all as appurtenant to, or embraced within lands now or heretofore owned by Bates Manufacturing Company of which the above described parcel is part; so that such rights, privileges and estates shall henceforth be deemed to be appurtenant only to lands not hereby expressly conveyed.

BEING the same premises conveyed to Max Miller & Company, Inc. by deed of the Bates Manufacturing Company, dated January 10, 1936 and recorded in the Androscoggin County Registry of Deeds in Book 456, Page 113.

EXCEPTING from the above, however, the premises conveyed by Max Miller & Company, Inc. to George Wiseman by deed dated April 29, 1936 and recorded in the Androscoggin County Registry of Deeds in Book 452, Page 209.

BEING the same premises conveyed by deed of Camden Yarns, Inc. dated April 3, 1971 and recorded in said Registry of Deeds in Book 1048, Page 71.

Parcel Three FORESITE INC. to MAX MILLER & CO., INC. to MILLER REALTY CO.

A certain lot of parcel of land, together with all buildings thereon, located in Lewiston in the County of Androscoggin and State of Maine and bounded and described as follows:

Commencing at a stone bound on the easterly line of the "Old Lisbon Road" now Lincoln Street, so-called, which is the southwesterly corner of the land now owned by the Lewiston Gas Light Company; thence running southeasterly by said easterly line of the "Old Lisbon Road" 289.39 feet; thence northeasterly at a right angle to the last mentioned line, 107.09 feet to a hole drilled in the wing wall of the weir or foundation wall of the wheel-house of Androscoggin Mill No. 2., so-called; thence northeasterly at an angle with the last line of $167^{\circ} 33' 33''$, 188.95 feet to the westerly line of the "Right of Way" of the Androscoggin Railroad Company now owned by the Maine Central Railroad Company; thence northwesterly by the westerly line of said "Right of Way" at an angle of $105^{\circ} 13' 27''$, 70 feet to an angle in said "Right of Way"; thence still northwesterly by the westerly line of said "Right of Way" at an angle of $177^{\circ} 13'$, 178.77 feet to the southeasterly corner of land now owned by said Lewiston Gas Light Company; thence at a right angle and by the southerly line of land now owned by the said Lewiston Gas Light Company 295 feet to the point of beginning.

Subject to the rights of the Union Water Power Company, its successors and assigns, to enter upon said premises for the purpose of repairing, altering or rebuilding the weirs, dams, and walls lying easterly of said premises.

Being the same premises conveyed to Androscoggin Mills by Franklin Company by deed dated November 17, 1880, and recorded in the Androscoggin County Registry of Deeds in Book 101, Page 568.

Also hereby conveying all buildings located on the above-described premises including the Engine House, so-called, and that part of the Boiler House, so-called, located on the premises hereinafter excepted and reserved.

EXCEPTING and RESERVING from the above-described premises all land lying southeasterly of the following described line:

Beginning at a point in the westerly line of the right of way of the Maine Central Railroad Company at the easterly corner of the above-described premises; thence southwesterly along the southeasterly line of the above-described premises to the point where said southeasterly line intersects a line parallel with and 18 feet southeasterly of the southeasterly wall of the Picker House, so-called; thence southwesterly parallel with land 18 feet southeasterly from the southeasterly wall of said Picker House to a point opposite the southerly corner of said Picker House and 18 feet distant therefrom; thence northwesterly at right angles to

said last described line to a point in the projection of a line which is parallel with and 15 feet southeasterly from the southeasterly main wall of Mill No. 2; thence southwesterly, parallel with and 15 feet southeasterly from said southeasterly wall of Mill No. 2 and in a projection thereof to the easterly line of said Old Lisbon Road.

Also hereby conveying the perpetual right to maintain, repair and rebuild in their present locations said Engine House and said Boiler House, together with the right to enter upon the premises herein excepted from this conveyance for all purposes necessary for the use, operation, and maintenance of the premises and buildings herein conveyed, including the right to lay and maintain pipes across said excepted premises for the purpose of taking and discharging water; provided, however, that the right to enter upon the excepted premises is granted upon the express condition that the Grantee, its successors and assigns, will reimburse the Grantor, his heirs, executors, administrators and assigns, for all cost and expense incurred by it by reason of the Grantee's aforesaid use and occupation of the premises herein excepted and reserved.

EXCEPTING and RESERVING from this conveyance the perpetual right and easement of Androscoggin Mills, its successors and assigns, to enter upon that part of the premises hereby conveyed and lying southeasterly of Mill No. 2 and the Picker House at any and all times for the purpose of maintaining, repairing or rebuilding the dam and abutments thereto, the canal, those parts of the foundation walls of the Boiler House and the Engine House that form part of the canal or the dam or any appurtenances thereto.

There is also hereby assigned all rights and benefits of the Grantor, and subject to all obligations and conditions as are contained in the covenants, conditions and agreements as made by Androscoggin Mills in its deed to Lewis J. Rosenthal, dated July 29, 1941, and recorded in the Androscoggin Registry of Deeds in Book 525, Page 159.

Parcel Four

A certain lot or parcel of land with any buildings thereon lying and being in the City of Lewiston, County of Androscoggin and State of Maine, bounded and described as follows, to wit:

Commencing at a point in the southwesterly line of Lincoln Street at the intersection with the northerly line of land owned by the Union Water Power Company and known as the Androscoggin Weir lot; thence in a northwesterly direction by the said southwesterly line of Lincoln Street, 138.77 feet; thence in a southwesterly direction at right angles to the said southwesterly line of Lincoln Street about 80 feet to the low water mark of the Androscoggin River; thence in a southeasterly direction by the shore of the said Androscoggin River to the northerly line of