

Cancelled
Donnie S. Lankenby
1996

the respective successors and assigns of the parties hereto.

20. The parties hereto respectively agree that at any time during the term or extended term of this Sublease, each of them will execute and deliver to the other such additional documents and take such additional action as may be reasonably required or requested by the other for the purpose of implementing and carrying out the terms and conditions of this Sublease, including without limitation execution of any short form memoranda of Sublease and financing statement as may be requested by Sublessor for recording.

21. Sublessee shall furnish Sublessor, without demand or notice by Sublessor, unaudited financial statements quarterly annually within sixty calendar days after the end of each fiscal quarter year (other than the fiscal quarter year ending a fiscal year) and audited financial statements annually within ninety calendar days after the end of each fiscal year, all such statements to be prepared in accordance with generally accepted accounting principles consistently applied.

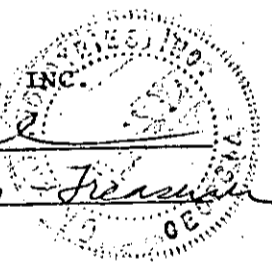
IN WITNESS WHEREOF, the said parties have caused these presents to be signed by their proper corporate officers and cause their proper corporate seal to be affixed hereto, the day and year first above written.

Sublessor

OXFORD INDUSTRIES, INC.

BY: Greene

Attest: Secretary - Freeman



(Corporate Seal)

Signed, sealed and delivered in the presence of:

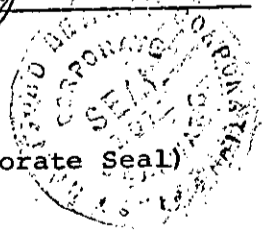
Walter Orvis
Paul D. H. J.

Sublessee

FIRST HARTFORD REALTY CORPORATION

By: Paul J. Colletti

Attest: Secretary



(Corporate Seal)

Signed, sealed and delivered in the presence of:

Walter Orvis
Paul D. H. J.

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