

STATE OF NEW YORK

COUNTY OF NEW YORK

PERSONALLY appeared before me William W. Rayner
 who being duly sworn says that (X) he saw the corporate seal of
 Conn Organ Corporation affixed to the foregoing Lease
 Agreement, and that (X) he also saw Robert A. Barton as Vice
 President and Charles G. Daley as Secretary of said Corpo-
 ration, sign and attest the same, and that (X) he with
J. Calderon witnessed the execution and delivery
 thereof as the act and deed of the said Conn Organ Corporation.

William W. Rayner

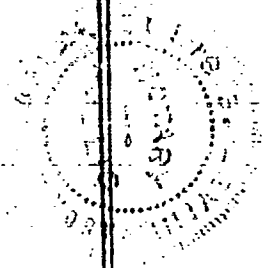
SWORN to before me this

19th day of November , A. D., 1973.

Ellis B. Levine (LS)

 NOTARY PUBLIC FOR STATE OF
 My Commission expires: March 30, 1974.

ELLIS B. LEVINE
 Notary Public, State of New York
 No. 31771-705
 Qualified in New York County
 Commission Expires March 30, 1974



0078

4328 673