

AGREEMENT TO CONSTRUCT
SWIMMING POOL, TENNIS COURTS AND MAINTENANCE FACILITIES

FOR VALUE RECEIVED, concurrently herewith, FIRST HARTFORD REALTY CORPORATION, (hereinafter "Realty"), a Delaware corporation, with its principal place of business at 685 Parker Street, Manchester, Connecticut, hereby represents, warrants, acknowledges to and agrees with the Secretary of Housing and Urban Development and/or the Federal Housing Commissioner, (hereinafter collectively "HUD"), with respect to FHA Project No. 054-11002 REF/CON-X, Greentree Acres-Phase I, Greenville, South, Carolina, as follows:

In consideration of the issuance of the mortgage insurance by the Secretary of Housing and Urban Development, under the FHA 223(f) insured mortgage program as to the above-referenced loan transaction and the delivery of the loan proceeds to the borrower of that \$3,019,200.00 loan, Realty hereby represents, warrants and agrees as follows:

A. That concurrently with the construction of residential units or apartments upon parcel "D" of the property known as Greentree Acres, more fully described in the plat recorded in Plat Book 5-D, pages 20-21, in the PMC Greenville County, Greenville, South Carolina, Realty shall construct and provide the following improvements at or about the portion of parcel "D" shown on the annexed Exhibit as a shaded area, in a location conveniently accessible to the existing Recreation Facilities on parcel H:

i. A swimming pool, with any toilet and shower facilities required by applicable local governmental authorities; and two tennis courts; together with a street, driveway or walk providing ingress, egress, and access in common to, from and between the foregoing improvements and any public or subdivision road contiguous to parcel "D", for use

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