

Lease and Conn assumed all obligations on the part of the Lessee thereunder.

By instrument dated October 8, 1980, effective October 15, 1980, in connection with the liquidation and dissolution of Conn, Conn assigned and transferred to Macmillan all of Conn's rights and interests in the Lease, and Macmillan assumed all obligations of the Lessee and Conn thereunder.

As at October 17, 1978, Conn Organ was a wholly-owned subsidiary of Conn. As at October 8, 1980, Conn was a wholly-owned subsidiary of Macmillan.

Macmillan and Avco are parties to an Agreement dated June 1, 1981 providing, among other things, for Macmillan's assignment of the Lease to Avco and Avco's acceptance of such assignment and its assumption of performance of all obligations on the part of the Lessee thereunder arising on and after August 1, 1981.

NOW, THEREFORE, it is mutually agreed as follows:

1. Effective August 1, 1981:

A. Macmillan hereby assigns, transfers and conveys to Avco all of the right and interest of Macmillan in and to the Lease, including but not limited to the right on the part of Lessee under Section 12.1 of the Lease, under the terms and conditions therein stipulated, to purchase the land and the buildings and the improvements thereon and the heating, lighting, ventilating and plumbing systems therein, to have and to hold the same for the remainder of the term of the Lease, subject to the rental and all the other covenants and conditions therein stipulated.

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