

QDC, INC.,

a corporation duly established under the laws of the Commonwealth of Massachusetts, and having its usual place of business at One Grafton Common, Grafton, Worcester County, Massachusetts, in consideration of

EIGHTY NINE THOUSAND NINE HUNDRED (\$89,900.00) AND NO/100 DOLLARS grants to JAY R. BYER and LISA ANN LEPORE, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY

of 130 Purchase Street, Milford, Worcester County, Massachusetts, with quitclaim covenants the land in Mendon, Worcester County, Massachusetts,

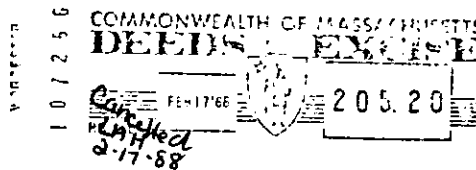
being shown as Lot 1 on a plan entitled "Plan Of Land Located At Cape Rd., Mendon, MA, Owned By: Q.D.C., Inc., Scale: 1" = 50', Date Dec. 23, 1987, Rubin Engineering, Box 6, One Grafton Common, Grafton, MA, 01519, (617) 839-9526," said plan being filed with the Worcester District Registry of Deeds in Plan Book 583, Plan 39, to which plan reference is hereby made for a more particular description of said Lot 1.

Said Lot 1 containing 60,498 square feet as shown on said plan.

Being a portion of the same premises conveyed to Grantor by deed of State Street Bank and Trust Co., Trustee of the E. Theodore Giatas Revocable Trust, dated February 5, 1987 and recorded with the Worcester District Registry of Deeds at Book 10312, Page 334, and by deed of Robert A. Baroud dated February 12, 1988 and recorded with said Deeds immediately prior hereto as Instrument No. 13080.

This conveyance does not constitute a sale of all or substantially all of the assets of QDC, Inc.

PROPERTY ADDRESS: LOT 1, MENDON ON THE CHARLES, MENDON, MA
GRANTEES' ADDRESS: 130 PURCHASE STREET, MILFORD, MA



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In Witness Whereof the said QDC, Inc.

has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Norman G. Hill, its President/Treasurer hereto duly authorized, this 16th day of February in the year one thousand nine hundred and eighty eight.

Signed and sealed in presence of

[Signature]

QDC, Inc.

by *[Signature]*
Norman G. Hill, President/Treasurer

The Commonwealth of Massachusetts

WORCESTER,

February 16, 1988

Then personally appeared the above named Norman G. Hill, President/Treasurer aforesaid, and acknowledged the foregoing instrument to be the free act and deed of the QDC, Inc.,

before me

[Signature]
Robert B. Calagione

Notary Public
State of Massachusetts

ATTEST: WORC., Anthony J. Vigliotti, Register My commission expires August 29, 1991