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WARRANTY DEED

Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS that BARRIE WALTER of Scarborough, Maine, for consideration paid, grants to MURAL ASSOCIATES, a Maine general partnership with a place of business in Portland, Maine, with WARRANTY COVENANTS, the property situated in Portland, Cumberland County, Maine described as follows:

A certain lot or parcel of land situated on the Westerly side of Exchange Street in the City of Portland, County of Cumberland and State of Maine, being bounded and described as follows:

Beginning at a point on the Westerly sideline of Exchange Street that is distant N 33° 15' W, 128.29 feet measured by said Exchange Street from the intersection of the Northwestern side of Middle Street and the Westerly side of Exchange Street;

Thence from said point of beginning and by said Exchange Street continuing said course N 33° 15' W, 63.13 feet to land now or formerly of Arthur T. Snyder;

Thence by said Snyder land which is the division line between the buildings on the lot herein conveyed and on said Snyder lot, S 55° 09' 30" W, 79.51 feet to the rear corners of said buildings and land now or formerly of Snyder;

Thence by said Snyder land, which is the rear face of the building on the lot herein conveyed S 35° 57' 30" E, 40.59 feet to land now or formerly of Mayjen Realty Co.;

Thence by said Mayjen Realty Co. land by a line which runs through the junction walls of the buildings on the lot herein conveyed and the Mayjen Realty Co. lot N 41° 15' E, 0.59 feet to the easterly face of said Mayjen Realty Co. building;

Thence by said Mayjen Realty Co. building S 34° 30' E, 22.54 feet to a point and land now or formerly of the Portland Renewal Authority;

Thence by said Portland Renewal Authority land N 55° 15' E, 76.52 feet to the point of beginning.

Meaning and intending to convey, and hereby conveying, the premises conveyed to the Grantor herein by deed of Fleet Bank of Maine, dated March 13, 1991 and recorded in the Cumberland County Registry of Deeds in Book 9497, Page 101.

MAINE REAL ESTATE TAX PAID

WITNESS my hand and seal this 20 day of the month of January, 1999.

Signed, Sealed and Delivered
in presence of

[Signature]
Witness

Barrie Walter
Barrie Walter

STATE OF MAINE
Cumberland, ss.

January 20, 1999

Then personally appeared the above-named Barrie Walter and made oath that the foregoing instrument is her free act and deed.

Before me,

[Signature]
Notary Public/Attorney at Law

William S. Kony
typed or printed name

RECEIVED
RECORDED REGISTRY OF DEED
1999 JAN 26 AM 9:35
CUMBERLAND COUNTY
John B O'Brien