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RECEIVED AND RECORDED  
NORFOLK COUNTY  
REGISTRY OF DEEDS  
DEDHAM, MA

CERTIFY

*William P O'Donnell*  
WILLIAM P. O'DONNELL, REGISTER

25  
20

N O T A N QUITCLAIM DEED N O T A N

Lefman Family Limited Partnership, a Massachusetts Limited Partnership, of 7 Arnold Rd., Wellesley, Norfolk County, Massachusetts, for consideration paid of Four Million Nine Hundred Thousand (\$4,900,000.00) Dollars, grant to New Kent Street LLC, a Massachusetts Limited Liability Company, of Brookline, Massachusetts, with quitclaim covenants,

(Description and encumbrances, if any)

That certain parcel of land with the buildings thereon situated in Brookline, Norfolk County, Commonwealth of Massachusetts, being now known as and numbered 217 Kent Street, and bounded and described as follows:

PARCEL ONE: A certain parcel of land with the buildings thereon situated in said Brookline, containing approximately 24,012 square feet, according to a plan by Aspinwall and Lincoln, dated 1879, recorded with Norfolk Registry of Deeds, as Plan 336, Book 8, comprising lots numbered 92, 93, 94 and 95 on said plan and together bounded and described as follows:

WESTERLY by said Kent Street, one hundred fifty (150) feet;

NORTHWESTERLY by the parcel shown as Lot A on a plan drawn by Aspinwall and Lincoln, Civil Engineers, dated October 17, 1905 and June 5, 1906, filed in the Land Registration Office as Nos. 1224<sup>A</sup> and 1415<sup>A</sup>, a copy of a portion of which is filed in Norfolk Registry District with Certificate No. 265 in Vol. 2, two hundred thirty-nine and 56/100 (239.56) feet;

EASTERLY by land now or formerly of the Boston and Albany Railroad on said plan, sixty-nine and 79/100 (69.79) feet; and

SOUTHWESTERLY by Lot 91 on said plan, two hundred and nine and 98/100 (209.98) feet.

For grantor's title, see deed recorded herewith.

The above described premises are conveyed subject to and with the benefit of restrictions and easements of record insofar as the same are now in force and applicable.

PARCEL TWO: A certain parcel of land with the buildings thereon situated in said Brookline, bounded and described as follows:

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NORTHWESTERLY <sup>N O T</sup> by said Kent Street, twenty-one and <sup>N O T</sup> 28/100 (21.28) feet;

NORTHEASTERLY <sup>O F F I C I A L</sup> by Lot B as shown on plan hereinafter referred to, two hundred forty-  
<sup>C O P Y</sup> three and 85/100 (243.85) feet;

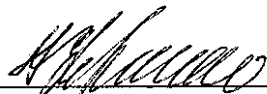
SOUTHEASTERLY by land now or formerly of the Boston & Albany R.R. Co., twenty and 21/100 (20.21) feet; and

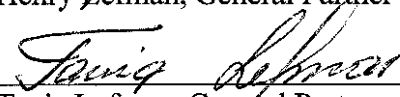
SOUTHWESTERLY by land now or formerly of Lewellyn Powers, two hundred thirty-nine and 56/100 (239.56) feet.

Said parcel is shown as Lot A on said plan. All of said boundaries, except the street line, are determined by the Land Court for said Commonwealth to be located as shown on a plan drawn by Aspinwall and Lincoln, C.E., dated October 17, 1905, and June 5, 1906, as approved by said Court, filed in the Land Registration Office as No. 1415A, a copy of a portion of which is filed in the Norfolk Registry District with Certificate No. 265, Page 2.

For the title of the Grantor, see Norfolk Registry of Deeds, Land Court Certificate No. 148645, Book 744, Page 45.

Witness our hands and seals this 18<sup>th</sup> day of December, 2002.

  
Henry Lefman, General Partner

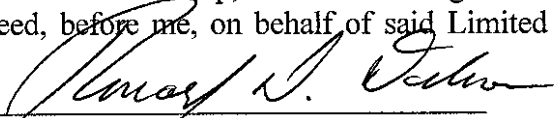
  
Tania Lefman, General Partner

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

December 18, 2002

Then personally appeared the above-named Henry Lefman and Tania Lefman acting both as General Partners of Lefman Family Limited Partnership, and acknowledged the foregoing instrument to be their free act and deed, before me, on behalf of said Limited Partnership.

  
Ronald D. Dockser, Notary Public  
My Commission Expires: June 20, 2008

Excise Stamps in the amount of \$22,344.00 affixed to deed registered with Norfolk Registry District of even date.