



QUITCLAIM DEED

I, **GUY P. DiGIOVANNI** of Concord, Massachusetts, for consideration paid of One Dollar (\$1.00), grant to **WARNER WOODS LLC**, a Massachusetts Limited Liability Company, with address of c/o Period Realty Trust, 144 Sudbury Road, Concord, MA 01742 with **QUITCLAIM COVENANTS**

The land and buildings in Concord, Middlesex County, Massachusetts and known and numbered as 247 Laws Brook Road, Concord, MA 01742 and shown as containing 8.09± ACRES on a plan entitled "Plan of Land In Concord, Mass. Owned by Guy P. DiGiovanni, Trustee of Period Realty Trust", Scale 1" = 80', dated July 11, 2002, by David W. Perley, Civil Engineers, Concord, Mass., to be recorded herewith, said premises containing 8.09± ACRES, be however otherwise said premises may be bounded, measured and/or described.

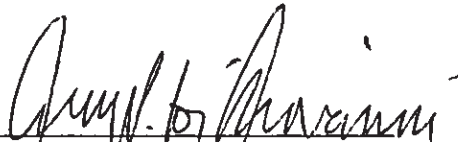
Being the same premises conveyed to the Grantor herein by Deed of Guy P. DiGiovanni, Trustee of Period Realty Trust of even delivery and recording herewith.

The premises are conveyed subject to (1) a Commercial Mortgage and Security Agreement to Middlesex Savings Bank dated March 8, 2001 in the original principal amount of \$1,250,000.00 and recorded with said Deeds in Book 32471, Page 601 and (2) a Collateral Assignment of Leases and Rentals to Middlesex Savings Bank dated March 8, 2001 and recorded with said Deeds in Book 32472, Page 001, which the grantee assumes and agrees to pay.

The premises are also conveyed subject to and with the benefit of a certain Final Order of Conditions from the Massachusetts Department of Environmental Protection, issued and delivered on February 24, 2004 and recorded with said Deeds in Book 42427, Page 140.

No Massachusetts documentary stamps are affixed hereto as none are required by law.

Executed under seal this 7th day of May, 2004.


Guy P. DiGiovanni

Plan No # 466 of 2004

247 Laws Brook Road, Concord, MA 01742

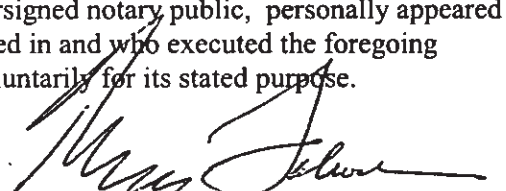
Return to:

COMINS & NEWBURY LLP
9 DAMONMILL SQUARE - SUITE 4D
CONCORD, MA 01742

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 7th day of May, 2004, before me, the undersigned notary public, personally appeared Guy P. DiGiovanni, to me known to be the person described in and who executed the foregoing document, and acknowledged to me that he executed it voluntarily for its stated purpose.



Thomas Wray Falwell
Notary Public
My commission expires: September 22, 2006

