PEPPER, HAMILTON \& SCHEETZ

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## Superfund Records Center <br> SITE: <br> $\qquad$ <br> December 31, 1992 <br> SDMS DocID <br> 446755 <br> 

## CERTIFIED MAIL/ <br> RETURN RECEIPT REQUESTED

Marilyn K. Goldberg
U.S. Environmental

Protection Agency
P. O. Box 221470

Chantilly, Virginia 22021
Re: Response to Request for Information Regarding the Solvents Recovery Service of New England Superfund Site, Southington, connecticut

Dear Ms. Goldberg:
This letter is written on behalf of Cramer Company ("Cramer"), which received a November 13, 1992 request for information under Section 104 (e) of the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), addressed to the Bristol-Saybrook Company ("Bristol Saybrook"), in care of Cramer. This firm represents Cramer and is hereby responding to that request on behalf of Cramer, based upon information provided by Cramer. After this firm's receipt and review of the Information Request (the exact date of Cramer's receipt of that Request is not known), I telephoned Lloyd Selbst of the Region I Office of Regional Counsel on December 8, 1992. I advised Mr. Selbst that I had only recently received the Information Request from Cramer and was investigating and preparing a response. I said that because Cramer had no interest in or affiliation with Bristol-Saybrook until December 1986 and the purported disposal took place in 1980, Cramer would need additional time to complete its response. Mr. Selbst responded that he was unwilling to grant an extension, and he suggested that I call him again on December 17 th or 18 th if Cramer needed additional time. On the afternoon of December 17 th , I telephoned

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Mr. Selbst's office and was advised by his voice mail system that he was out of the office until after Christmas; I was referred to you. On that same day, I telephoned you and introduced myself as counsel for Cramer in this matter and I advised you that Cramer would be submitting its response within several days.

The Information Request attached a "Form 1" purporting to identify a 385 gallon disposal transaction at the site sometime in August 1980. The Information Request also contained a document entitled "MONTHLY REPORT FORM FOR 25-54hh PERMIT" dated August 1980 and identifying 1,1,1 Trichlorethane as being disposed of by Bristol-Saybrook. Cramer had no interest in or affiliation with Bristol-Saybrook until December 15, 1986 when pursuant to a Asset Purchase Agreement, Cramer purchased certain assets of Bristol-Saybrook, which was an operating division of the Pratt-Read Corporation. I have enclosed a copy of that Asset Purchase Agreement.

Under the terms of the Asset Purchase Agreement, Cramer did not assume liability for environmental claims, such liabilities being retained by Pratt-Read. Section 2.3 of the Agreement sets forth the specific categories of liabilities assumed by Cramer. Those liabilities include only (a) accounts payable, payroll and commissions, (b) contracts and leases, (c) obligations incurred due to Cramer's post-December 15, 1986 activities, and (d) certain liabilities to specified brokers/ finders/ agents. None of those liabilities specified, which are also set forth in the Assumption Agreement (Exhibit 2.3), include liability for environmental cleanups incurred due to the preDecember 15, 1986 activities of Bristol-Saybrook or Pratt-Read. Under Section 2.4, all liabilities not specifically assumed by Cramer pursuant to Section 2.3 are retained by Pratt-Read. Furthermore, Section 4.1(0) of the Asset Purchase Agreement refers to "Hazardous Substances" and cites to Schedule 4.1(0), which in turn describes "Degreasers" and "III Trichorethan" (sic) (probably 1,1,1 Trichlorethane). Thus, Pratt-Read disclosed in the December 15, 1986 Asset Purchase Agreement its knowledge of and prior use of this substance. Cramer submits that any liability arising from Bristol-Saybrook's use and disposal of hazardous substances before December 15, 1986 was and is retained by Pratt-Read.

Also enclosed please find a completed Enclosure Brom the Information Request. Cramer has been unable to locate any documents or other information relating to Bristol-Saybrook's disposal of any hazardous substances in 1980. If Cramer

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discovers any such documents or information, Cramer will supplement this response.

Please do not hesitate to telephone me if you have any questions about this response.


PJK/Cwb
Enclosure

## Solvents Recovery Service of New England

 104(e) Information Request Form for Generators1. Name of Respondent:

Cramer Company
2. Date Information Request Completed: December 31, 1992
3. For each transaction listed on Form 1 (attached), identify by chemical mame the type of waste material that the Respondent sent for treatment or disposal to the site or sent with a transporter for treatment or disposal to the site. If the chemical name is not known, please state the trade name and the name of the manufacturer. Also identify the transporter of each waste volume and identify who made the decision to bring the waste to the Site -- the transporter, generator, or broker. Attach copies of all documents consulted, examined, or referred to in the preparation of answers to these questions.
4. At the end of Form 1 and consistent with the format of Form 1, identify and provide complete information on any additional transactions which do not appear on Form 1 or transactions which are in some manner incorrectly recorded on Form 1 . Attach copies of all documents which provide information on these transactions.
5. If you are not the generator of any of the wastes attributed to you in the listing of transactions on Form 1 (i.e., you sent waste materials to the site for disposal or treatment that were generated by a person other than you), please complete steps a through d below:
a) Provide the information requested for that transaction on Form 1;
b) Highlight the transaction by placing an asterisk (*) to the left of the appropriate transaction date on Form 1; and
c) Provide the information requested on Form 2 (attached);
d) Attach copies of all documents consulted, examined, or referred in to the preparation of answers to these questions.
6. Please identify all persons consulted in the preparation of the answers to these questions. Indicate their relationship to the Respondent (e.g., current employee - environmental manager, past employee - maintenance department, etc.). Attach extra pages if necessary.
6. (continued)

| Name: | Thomas French |
| :---: | :---: |
| Address | Cramer Company |
|  | 100 Front Street, Suite 1400 West Conshohocken. PA 19428 |

Phone No. (215) 834-0222
Relation to Respondent Vice President, Cramer Company

Name: $\qquad$
Address: $\qquad$
$\qquad$
Phone No. $\qquad$
Relation to Respondent $\qquad$

Name:
Address: $\qquad$
$\qquad$
Phone No. $\qquad$
Relation to Respondent: $\qquad$

Name: $\qquad$
Address: $\qquad$
$\qquad$
Phone No. $\qquad$
Relation to Respondent: $\qquad$


DFABUBRR 15<br>1986

CRAMER COMPANY<br>Acquisition of Certain Assets of<br>Pratt-Read Corporation<br>Closing Date: December 15, 1986<br>INDEX TO CLOSING DOCUMENTS

TAB NO.
ASSET PURCHASE DOCUMENTS
Asset Purchase Agreement between Pratt-Read Corporation ("Pratt-Read") and Cramer Company ("Cramer") and schedules and exhibits thereto Agreement and Instrument of Assumption by Cramer

Real Property Lease between Pratt-Read and Cramer 3
Bill of Sale and Assignment of Contracts, Agreements and Commitments by Pratt-Read ..... 4
Employment Arrangement Letter by Cramer ..... 5
Opinion of Jones, Day, Reavis \& Pogue ..... 6
Opinion of Pepper, Hamilton \& Scheetz ..... 7
CORPORATE DOCUMENTS
Officer's Certificate of Pratt-Read ..... 8
Secretary's Certificate of Cramer ..... 9
Searches ..... 10
UCC
Tax Liens
Suits

the Assets shall include the following assets, properties, rights and interests owned by $P-R$ and used in connection with the Business as the same shall exist on the Closing Date:
(a) Inventory. All of the inventory owned by $P-R$ and used in connection with the Business, including, without limitation, all inventories of finished goods, work-in-process, raw materials, packaging materials, suppiies, equipment and parts used in connection with the Business;
(b) Accounts Receivable. All of the accounts receivable of $P-R$ attributable to the operation of the Business, together with any unpaid interest accrued thereon, and any security or collateral relating thereto, all as set forth on Schedule 1.1(b) hereto;
(c) Tangible Personal Property. All of the motor vehicles, machinery, equipment, business machines, computers, furniture, tools and other tangible personal property used in connection with the Business including that machinery and equipment listed on Schedule l.1(c) hereto;
(d) Books, Records and Written Materials. All of the records (including, without limitation, business records), books, files, invoices, forms, designs, diagrams, drawings, office supplies, labels, packaging, flow sheets, and computer programs used in connection with the Business, and all other technical and nontechnical data and information relating to the Business;
(e) Catalogs and Advertising Materials. All of the promotional and advertising materials, artwork, catalogs, brochures, plans, customer lists, supplier lists, manuals, handbooks, equipment and parts lists, and dealer and distributor lists relating to the Business;
(f) Contracts and Personal Property Leases. All of P-R's rights and benefits in, to or under any open purchase orders, contracts, agreements, commitments, understandings and undertakings, whether oral or written, and which relate to the Business, including, without limitation, all contracts with suppliers relating to the Business for any products, raw materials, supplies, machinery, equipment and parts (collectively, the "Contracts"), and all of the rights of $P-R$ as lessee under any leases of personal property used in the Business (collectively, the "Personal Property Leases");
(g) Permits and Approvals. All licenses, permits, approvals, variances, waivers or consents (collectively, the "Permits") relating to the Business and issued to P-R by any foreign, federal, state or local governmental entity or municipality or subdivision thereof or any authority, department, commission, board, bureau, agency, court or instrumentality (collectively, "Governmental Authorities"), and which are transferable to Cramer; and
(h) Other Assets. Excluding those assets described in Section 1.3 hereof, all of the following: (i) the assets and properties of $P-R$ reflected on the Bristol Balance Sheet (as hereinafter defined) and all prepaid expenses, advance payments, credits, deposits and prepaid items relating to the Business, including, without limitation, prepaid interest and deposits with lessors, suppliers or utilities, less those assets and properties sold or disposed of by $P-R$ in the normal and ordinary course of business from the date of the Bristol Balance Sheet to the Closing Date, (ii) the business and goodwill as a going concern of the Business, and (iii) the right to use the names "Bristol" and "Bristol-Saybrook Company."
1.2 Assignability and Consents. The Assets set forth in Exhibit 1.2 are nonassignable or nontransferable to Cramer without the consent of some other person; if such consent is not obtained as of the Closing, such Asset shall be retained by $P-R$, and $P-R$ shall use its best efforts to make the use and benefit of such Asset available to Cramer to the same extent, as nearly as may be possible, as if such impediment to assignment or transfer did not exist.
1.3 Excluded Assets. Notwithstanding any other provision of this Agreement, the following assets, properties, rights and interests of $P-R$ shall not be included in the Assets:
(a) Cash, Securities and Prepaid Items. All of P-R's cash on hand or on deposit, certificates of deposit, time deposits, securities or similar items;
(b) Real Property. All real estate, buildings and fixtures and attachments thereto used in the Business provided, that, with respect to electrical equipment not excluded are all electrical items down from the buss work;
(c) Certain Records. P-R's corporate books and records, and tax returns and tax support information, including, without limitation, all business records, written materials and other confidential and proprietary information owned by $P-R$ and which relate to businesses operated by $P-R$ other than the Business: provided, however, that upon request, P-R shall provide Cramer with true and complete copies of any of the foregoing which relate to the Business; and
(d) Certain Corporate Names. Any rights to the names "Pratt-Read Corporation," "Pratt-Read" or any variation thereof.

ARTICLE II. PURCHASE PRICE: ASSUMPTION OF LIABILITIES
2.1 Purchase Price for Assets. In full consideration for the Assets to be sold, conveyed, set over, delivered, assigned and transferred pursuant to Section 1.1 , but subject to adjustment pursuant to Section 8.2 hereof, Cramer shall pay to P-R the sum of $\$, 93,003.00($ the "Purchase Price") and shall assume the liabilitied antoorgations of $\mathrm{P}-\mathrm{R}$ as set forth in Section 2.3 hereof.
2.2 Payment of Purchase Price. The Purchase Price shall be payable by wire transfer and in immediately available same day funds to the account of $P-R$ to be designated by $P-R$ to Cramer prior to the Closing.
2.3 Assumed Liabilities. On the terms and subject to the conditions set Eorth in this Agreement, at the Closing Cramer shall assume by an Assumption Agreement in the form attached hereto as Exhibit 2.3, and shall thereafter pay, perform and discharge as and when due, the Eollowing liabilities and obligations of $P \sim R$ (the "Assumed Liabilities"), as the same shall exist as of the Closing Date:
(a) Ordinary Course. All liabilities and obligations of $P-R$ disclosed on the Bristol Balance Sheet for accounts payable, accrued payroll and commissions (which commissions are listed under "other current" and amount to $\$ 6,792$ ) (collectively, the "Expenses"), less payment thereof or discharges thereof prior to the Closing Date, and all the accounts payable, accrued payroll and commissions incurred by $P-R$ from the operation of the Business in the ordinary and normal course of business from the date of such Bristol Balance Sheet to the Closing Date, including, without limitation, the accounts
payable, accrued payroll and commissions shown on or identified as part of the balance sheet delivered at the Closing;
(b) Contracts and Leases. All liabilities and obligations under the Contracts and Personal Property Leases incurred by $P-R$ from the operation of the Business in the ordinary course of business.
(c) Post-Closing. All liabilities and obligations arising from the acts or omissions of Cramer with respect to the operation of the Business or the use of the Assets by Cramer after the Closing; provided that this provision shall not be deemed to limit or waive any of the representations, warranties, covenants or indemnities of $P-R$ hereunder.
(d) Brokers, Finders and Agents. Any liability or obligation to Cplin Gabriel or Gwent Incorporated.
2.4 Retained Liabilities. Except as provided in Section 2.3, $p=R$ shall retain, and Cramer shall not assume, or be responsible or liable with respect to, any other liabilities and obligations of $P-R$, or the Bristol Division and the Business as operated by P-R, whether fixed, contingent or otherwise, or whether known or unknown including any liabilities for taxes of $P-R$, and any obligations of $P-R$ in respect of pension arrangements with respect to P-R's employees, or others involved with $P-R$ in any manner (the "Retained Liabilities").

## ARTICLE III. CLOSING

3.1 General. As used in this Agreement, the "Closing" shall mean the time at which $P-R$ consummates the sale of the Assets to Cramer by delivery of the documents referred to in Section 3.2, against delivery by Cramer of the documents referred to in Section 3.3 and the payment of the Purchase Price referred to in Section 2.2. The Closing of such sale and purchase shall take place on December 15, 1986 (the "Closing Date") at Pepper, Hamilton \& Scheetz, 123 S. Broad St., Phila., PA 19109. The sale of the Assets and the Business to be conveyed hereunder shall be effective immediately following the close of business on the Closing Date.
3.2 Documents to be Delivered by P-R. At the Closing, in addition to any other documents specifically required to be delivered pursuant to this Agreement, $P-R$ shall deliver to Cramer, in form and substance reasonably satisfactory to Cramer and its counsel, the following documents:
(a) Certified copies of the resolutions of the Directors of $P-R$ authorizing and approving this Agreement and all other transactions and agreements contemplated herein;
(b) A lease for the real property owned by $P-R$ and used in the operation of the Business (the "Real Property") in the form attached hereto as Exhibit 3.2(b), and such bills of sale, certificates of title, endorsements, assignments, affidavits, and other good and sufficient instruments of sale, assignment, conveyance and transfer, in form and substance reasonably satisfactory to Cramer and its counsel, as shall be required effectively to vest in Cramer all of $P-R ' s$ right, title and interest in and to all of the Assets;
(c) Subject to Section 1.2 , all consents to the assignment to Cramer of each Contract or Personal Property Leases that requires such consent: and
(d) An opinion of counsel of P-R in form and substance satisfactory to Cramer and its counsel.
3.3 Documents to be Delivered by Cramer. At the Closing, in addition to any other documents specifically required to be delivered pursuant to this Agreement, Cramer shall deliver to $P-R$, in form and substance reasonably satisfactory to $P-R$ and their counsel, the following documents:
(a) Certified copies of the resolutions of the Directors of Cramer authorizing and approving this Agreement and all other transactions and agreements contemplated herein;
(b) Evidence of payment of the Purchase Price required pursuant to Section 2.2;
(c) The Assumption Agreement required by Section 2.3. and
(d) An opinion of counsel of Cramer in form and substance satisfactory to $P-R$ and its counsel.

ARTICLE IV. REPRESENTATIONS AND WARRANTIES
4.1 Representations and Warranties of $P-R . \quad P-R$ represents and warrants to Cramer that:
(a) Organization and Standing; Power and

Authority. $P-R$ is duly organized, validly existing and in good standing under the laws of the State of Connecticut, and has full corporate power and authority to: (i) own, lease or operate its properties and assets, (ii) carry on its businesses as now being conducted, (iii) make and perform this Agreement and (iv) perform the transactions contemplated by this Agreement. $P-R$ is duly qualified to do business as a foreign corporation and in good standing in all jurisdictions in which the failure to so qualify would have a material, adverse effect on the Business or its ability to perform this Agreement or the transactions contemplated hereby. This Agreement and all other agreements and instruments, including the aforesaid real property lease, (the "Acquisition Agreements") executed by P-R in connection herewith have been duly executed and delivered by $P-R$. This Agreement and the other Acquisition Agreements and the transactions contemplated hereby and thereby have been duly authorized by the Directors of $P-R$, and constitute the legal, valid and binding obligations of $P-R$, enforceable in accordance with their respective terms.
(b) Absence of Restriction: Compliance with

Laws. To the knowledge of $\mathrm{P}-\mathrm{R}$, it is not in violation of, or in default under, any laws, ordinances, requirements or regulations or orders applicable to the Bristol Division, including without limitation any environmental laws or regulations, which materially adversely affects or, so far as $P-R$ can now foresee, may in the future materially and adversely affect the business, operations, prospects, properties, assets (including the Assets) or conditions, financial or otherwise, of the Bristol Division; nor is $\mathrm{P}-\mathrm{R}$ subject to, in violation of, or in default with respect to, any order, writ, injunction, judgment or decree to any court or federal, state, or local department, official, commission, authority board, bureau, agency or other instrumentality issued or pending against $P-R$ and related to the Bristol Division which materially adversely affects or, so far as $P-R$ can now foresee, may in the future materially and adversely affect the business, operations, prospects, properties, assets (including the Assets) or condition, financial or otherwise, of the Bristol Division.
(c) Assets: Title to the Assets. The Assets (and the assets listed in Section 1.3 hereof) are the only properties and assets used in the Business as conducted by $P-R$ and, except as set forth in Schedule $4.1(\mathrm{c})$, are located at the Facility; provided, however, that no representation or warranty, express or

ค1985 and 1986 afd the divisional statement for the period ended November 2; 1986 (together with the Bristol Balance Sheet, "Bristol Financial Statements") (a copy of which is attached hereto as Schedule 4.1(e)). The Bristol Financial Statements and such other financial statements substantially reflect the financial position of the Bristol Division at the dates specified above, and the results of operations for the periods then ended as specified above. All of such statements were prepared in a manner consistent with the past practices of $P-R$ and were used in the preparation of the applicable audited, consolidated financial statements of $P-R$, except in the case of the Bristol Financial Statements which were used in the preparation of the applicable unaudited financial statements of $P-R$.
(f) Changes in Circumstances. Except as is disclosed in the Schedule 4.1(E) entitled "Changes in Circumstances" attached hereto, between November 2, 1986, and the date of this Agreement, $P-R$ has conducted the business only in the ordinary and normal course of business, and has not taken any action which has caused any material adverse change in the assets and liabilities of the Bristol Division or the Business, other than changes in the ordinary and normal course.
(g) Accounts Receivable. The accounts receivable included in the Assets are valid and subsisting obligations owing to $P-R$. $P-R$ has no knowledge of any circumstance or event which would prevent such accounts from being collectible in due course by normal efforts.
(h) Inventories. The inventories included in the Assets, including work-in-process or raw materials, are usable in the ordinary course of the business of the Bristol Division as historically conducted by P-R. The Assets were carried on the Bristol Division's balance sheet at cost on a first-in, first-out basis, and the value of the inventories at November 2, 1986, is approximately $\$ 1,149,250$.
(i) Litigation. Except as provided in the Schedule 4.1(i) entitled "Litigation" attached hereto, there exists no litigation, action, suit, investigation, claim or proceeding pending or threatened against or affecting the Business or involving and of the Assets, or the transactions contemplated by this Agreement, at law or in equity or before any governmental authority.
(j) Customers and Suppliers. Except as provided in the Schedule 4.1(i) entitled "Customers and Suppliers", the Bristol Division is not involved in any controversy or dispute with any of its customers or suppliers.
(k) Validity of Contemplated Transactions; Governmental Approvals. The execution and delivery of the Acquisition Agreements and the performance of the terms thereof by $P-R$, and the consumation of the transactions contemplated thereby, will not violate any law, regulation, order, decree or judgment to which $P-R$ or the Bristol Division is subject; and will not conflict with, or result in the breach of any of the terms or provisions of, or constitute (or with the passage of time or the giving of notice or both might constitute) a default under or result in the creation of any lien or other encumbrance upon any of the Assets by reason of or pursuant to any term or provision of P-R's Articles, By-laws or any contract or other commitment to which $P-R$ is a party or by which $P-R$ is bound. No consent, approval, authorization, filing, registration or qualification with any federal, state or local authority, or any other person or entity, is required for the execution, delivery or performance of the Acquisition Agreements by $P-R$, or in connection with the consummation of the transactions contemplated thereby.
(1) Brokers, Finders and Agents. $P-R$ is neither directly nor indirectly obligated to anyone acting as broker, finder or in any other similar capacity in connection with this Agreement or the transactions contemplated herein.
(m) Taxes. P-R has prepared in good Eaith and filed or caused to befiled all tax returns and reports relating to the Business and required to be filed by it with any Governmental Authority. All taxes set forth on such returns and reports, and all claims, demands, assessments, or judgments, costs and expenses connected therewith, have been paid in full or adequate funds have been reserved for payment therefor.
( n ) Undisclosed Liabilities and Obligations. $P-R$ has no liability or obligation of any nature arising in connection with the Assets in the business of the Bristol Division in excess of $\$ 5,000$, individually or in the aggregate, due, absolute or, to $P-R$ 's knowledge, contingent or otherwise. P-R does not know or have any reasonable ground to know of any basis for the assertion against $P-R$ of any other liability or obligation of any nature or in any amount which might materially
or adversely affect the Assets and which arises in connection with business of the Bristol Division.
(0) Hazardous Substances. Except as described in Schedule 4.1(0), to the knowledge of P-R, none of the Assets has been used for the storage, deposit, disposal, treatment or recycling of toxic, dangerous or hazardous substances nor is there any tank or facility for the storage of hazardous materials on or in the Assets creating, or likely to create, a hazardous condition; $P-R$ has no knowledge of any activity on or in the Assets which would subject the P-R or Cramer as owner thereof to liens, damages, penalties, injunctive relief or cleanup costs under any federal, state or local law, or under any civil action respecting hazardous substances. A "hazardous substance" shall mean that term as defined in the Resource Conservation and Recovery Act, as amended, 42 USC 56921 et. seq., and dangerous toxic or hazardous substances or similar terms under any other state, federal or local law and any regulations thereunder.
( $p$ ) Patents, Trademarks, Trade names,
Copyrights. $p-R$ presently does not own, possess or use in connection with the Business any patents, patent applications, trademarks, service marks, trade names, copyrights, franchises, or licenses. To the knowledge of $P-R$, it is not obligated or under any liability whatever to make any payments by way of royalties, fees, or otherwise to any owner or licensee of any other claimant to any patent, trademark, trade name, copyright, or other intangible assets on account of $P-R$ 's conduct of the Business; and, to the knowledge of $P-R$, the manufacture, sale or use by P-R of any products of the Bristol Division now or prior hereto do not infringe any patent or right of another (nor, to P-R's knowledge, has any claim been made that there is any such infringement).
(q) Veracity of Statements. No representation, warranty or statement of $P-R$ contained in this Agreement, or furnished in any certificate, schedule or other document furnished by $P-R$ to Cramer pursuant hereto or in connection with the transactions contemplated hereby, including the Einancial statements referred to in Section $4.1(1)$ hereof, contains any untrue statement of a material fact or omits to state a material fact necessary to make it, in light of the circumstances in which it was made, not misleading.
4.2 Representations and Warranties of Cramer. Cramer represents and warrants to Crescent that:
(a) Organization and Standing; Corporate Power and Authority; Approvals. Cramer is a corporation duly organized, validiy existing and in good standing under the laws of the state of Delaware, and has full corporate power and authority to: (i) own, lease or operate its properties and assets, (ii) carry on its business as now being conducted, (iii) make and perform this Agreement and (iv) perform the transactions contemplated by this Agreement. This Agreement and all other Acquisition Agreements executed by Cramer in connection herewith have been duly executed and delivered by Cramer. This Agreement and other Acquisition Agreements and the transactions contemplated hereby and thereby have been duly authorized by the Directors of Cramer, and constitute the legal, valid and binding obligations of Cramer, enforceable in accordance with their respective terms.
(b) Validity of Contemplated Transactions; Governmental Approvals. The execution and delivery of the Acquisition Agreements and the performance of the terms thereof by Cramer, and the consummation of the transactions contemplated thereby will not violate any law, regulation, order, decree or judgment to which Cramer is subject; and will not conflict with, or result in the breach of any of the terms or provisions of or constitute (or with the passage of time or the giving of notice or both might constitute) a default by reason of or pursuant to any term or provision of Cramer's Articles, By-laws or any contract or other commitment to which Cramer is a party or by which Cramer is bound. No consent, approval, authorization, filing, registration or qualification with any federal, state or local authority, or any other person or entity, is required for the execution, delivery or performance of the Acquisition Agreements by Cramer, or in connection with the consummation of the transactions contemplated thereby.
(c) Brokers, Finders and Agents. Cramer is not directly or indirectiy obligated to anyone acting as a broker, finder or in any other similar capacity in connection with this Agreement or the transactions contemplated hereby, except Colin Gabriel or Gwent Incorporated.

## ARTICLE V. COVENANTS OF P-R

5.1 Maintenance of, and Access to, Records. After the Closing, $P-R$ shall permit, whenever reasonably requested by Cramer, Cramer to have access to all business records retained by $\mathrm{P}-\mathrm{R}$ in accordance with this Agreement for use in a manner
consistent with this Agreement and the transactions contemplated nereby.
5.2 Further Assurances and Assistance After the Closing Date, P-R shall execute and deliver such further instruments of conveyance and transfer and take such other actions as Cramer may reasonably request, at $P-R ' s$ reasonabbe expense, to convey and transfer effectively to Cramer the Assets, and $P-R$ will assist Cramer in the collection and reduction to possession of such Assets, including the accounts receivable.
5.3 P-R's Compliance with Law. P-R will duly comply with all applicable laws required to be complied with validly to complete the transactions provided for in this Agreement and such other laws as might, on the failure of compliance therewith, impose any liability on Cramer for debts or obligations of $\mathrm{P}-\mathrm{R}$; provided that, in consideration of P-R's undertaking to indemnify Cramer, Cramer specifically waives compliance of $P-R$ with any applicable Bulk Sales Laws.

## ARTICLE VI. COVENANTS OF CRAMER

6.1 Maintenance of, and Access to, Records. After the Closing, Cramer shall, whenever reasonably requested by $P-R$, permit $P-R$ to have access to all business records to be turned over to Cramer in accordance with this Agreement for use in a manner consistent with this Agreement and the transactions contemplated hereby. Cramer shall preserve and maintain the books and records relating to the Business which are part of the Assets for three years after the closing.

## ARTICLE VII. CERTAIN ADDITIONAL COVENANTS

7.1 Expenses. Each party hereto shall bear the legal, accounting and other expenses incurred by such party in connection with this Agreement, and the other agreements and transactions contemplated hereby; provided, however, that pursuant to Section 2.3(e), Cramer shall pay all the fees and expenses of Colin Gabriel or Gwent Incorporated.
7.2 Bulk Transfer Laws. Cramer hereby waives compliance by $\overline{P-R}$ with the laws of the State of Connecticut relating to bulk transfers that may be applicable in connection with the transfer of the Assets as provided herein.
7.3 Warranty Repairs. From and after the Closing Date, Cramer shall honor $\overline{P-R ' s}$ warranties on goods manufactured and sold by the Bristol Division prior to the Closing Date, and P-R shall reimburse Cramer at Cramer's for its out-of-pocket costs for labor and materials incurred in honoring such warranties.

ARTICLE VIII. ACCOUNT RECEIVABLE; POST-CLOSING ADJUSTMENT; [NDEMNIEICATION
8.1 Accounts Receivable for Uncollected Accounts Receivable.
(a) $P-R$ hereby guarantees the collectibility of all accounts receivable which are part of the Assets subject to the provisions of this Section 8 . If any of such accounts receivable (the "Accounts Receivable") are not fully paid within 210 days from the Closing Date, and if aggregate value of such unpaid Accounts Receivable is greater than $\$ 10,000, \mathrm{P}-\mathrm{R}$ shall. within 10 days of notice thereof Erom Cramer, pay to Cramer an amount equal to $50 \%$ of the total uncollected amount of such uncollected Accounts Receivable.
(b) Cramer shall use its reasonable efforts to collect all of the Accounts Receivable. In connection with the collection of the Accounts Receivable where an account debtor has more than one invoice outstanding, if a payment is received from such debtor, Cramer shall apply such payment to the longest outstanding invoice due, except if the invoice is the subject of a dispute with the account debtor but then only to the extent of such dispute.
8. 2 Post-Closing Adjustment for Value of Inventory. The value of the inventory which is part of the Assets and which is included in the Purchase Price has been calculated from a valuation of the inventory as of November 30,1986 rolled forward to the Closing Date. Within 30 days after the Closing Date, Cramer shall determine the actual value of the inventory at cost using Touche, Ross and Co. $P-R$ may observe and verify such determination. P-R shall have 5 davs after determination of the . actual value of the inventory at cost by Touche, Ross $\&$ Co. to object to the manner in which such value was calculated by notifying Cramer. Such notice shall provide the basis for such objection. $P-R$ and Cramer shall have 10 days after receipt by Cramer of such notice to agree on said value. If $P-R$ and Cramer are unable to agree, $P-R$ and Cramer shall, within 5 days thereafter, mutually select one of the eight nationally
recognized accounting firms (which Eirm shall not be a firm used by $p-R$ or Cramer) to determine such value in the manner required by this Section 8.2; and said accounting firm's determination of such value shall be conclusive and binding on $P-R$ and Cramer. The cost and expense of said accounting firm shall be divided equally between $P-R$ and Cramer of After the determination, if there is a diffetence between the value of the inventory used to calculate the Purchase Price and the value of the inventory as determined by Touche, Ross and Co. which is greater than $\$ \mathrm{i} 0.000$, the total amount of the difference shall be paid forthwith by $p-k$ to Cramer, in the case of a determined value which is less than the value used in the Purchase Price, or shall be paid forthwith by Cramer to $P-R$, in the case of a determined value which is greater than the value used in the Purchase price. Such determination by Touche, Ross and Co. shall be conclusive and binding on $P-R$ and Cramer and the costs and expenses of such determination by Touche, Ross and Co. shall be for the account of Cramer. defend and hold harmless Cramer from and against any damage, deficiency or loss resulting from, any actions, judgments, costs and expenses (including attorneys' fees and expenses and investigative expenses in enforcing this Section 8.3, defending any claim or action, or otherwise) incident to (i) any misrepresentation, breach of warranty, or nonfulfillment of any covenant or obligation (including without limitation, the indemnification obligations of $P-R$ hereunder) of $P-R$ contained in this Agreement or in any statement, schedule or certificate furnished or to be furnished to Cramer pursuant hereto or in connection with the transactions contemplated hereby, (ii) any non-compliance by $P-R$ with any laws including, without limitation, the failure of $P-R$ to comply with any applicable Bulk Sales Laws, (iii) any claims based upon alleged injuries to persons, properties or businesses by reason of alleged defectiveness, improper design or manufacture or malfunction or otherwise of any product manufactured by $P-R$ and shipped by $P-R$ on or prior to the Closing Date, whether known or unknown, currently being asserted or arising hereafter, regardless of whether such claims are based upon or arise out of injuries or other events occurring prior to or on the Closing Date, and (iv) any liability or obligation of any nature arising out of any act or omission of $P-R$ in the operation of the Business on or prior to the Closing Date; whether due or to become due, absolute, contingent or otherwise, known or unknown to $P-R$, including liabilities for taxes for any interest or penalties relating theretol, except to the extent assumed by Cramer pursuant to Section 2.3 of this Agreement.
8.4 Indemnification of P-R. Cramer will indemnify and hold harmless $P-R$ against any loss, liability, damage or expense and any judgments, actions and costs (including reasonable attorneys' fees and expenses and investigative expenses in enforcing this Section 8.4, defending any claims or actions, or otherwise) suffered or incurred by $P-R$ and arising out of any breach or inaccuracy of any wartanty, representation, obligation or covenant made by Cramer in this Agreement or in any statement, schedule or certificate furnished or to be furnished to Cramer pursuant hereto or in connection with the transactions contemplated hereby; any failure by Cramer to discharge and perform any of the obligations and liabilities assumed by it pursuant to Section 4 hereof; or any liability or obligation) arising out of any act or omission or cramer in crie operarion of the Business after the Closing Date.
8.5 Notices. Promptly after receipt by Cramer or P-R, as the case may be of notice of (i) any claim, or (ii) the commencement of any suit, action, investigation or proceeding, Cramer or $P-R$, as the case may be, (the "Indemnified Party") will, if a claim with respect thereto is to be made against $P-R$ or Cramer, as the case may be, due to its obligation to provide indemnification hereunder (the "Indemnifying Party"), give the Indemnifying Party written notice of such claim or the commencement of such suit, action, investigation or proceeding, but the failure to provide such notice shall not relieve the Indemnifying Party of any of its obligations hereunder. Promptly, the Indemnifying Party will thereupon defend, contest or otherwise protect against any such suit, action, investigation, claim or proceeding at its cost and expense. The Indemnified Party snall have the right to participate in any such defense, contest or other action at its own cost and expense so long as the Indemnifying farty has assumed and continued the defense thereof. The Indemnifying farty shall have the right to control the defense of any such proceeding unless it is relieved of its liability hereunder with respect to such defense by the Indemnified Party. The Indemnified Party retains the right to indemnification in respect of any suit, action, investigation, claim or proceeding at any time, including upon notification of the Indemnifying Party's intent to settle, but in no event shall the Indemnified Party be responsible for any costs, expenses of liabilities incurred by the Indemnifying Party. The Indemnifying Party shall have the right, at is option, and, unless so relieved, to compromise or defend, at its own expense by its own counsel, any such matter involving the asserted liability of the

Indemnified Party. In the event that the Indemnfying Party shall undertake to compromise or defend any such asserted liability, it shall promptly notify the Indemnified Party of its intention to do so. The Indemnified Party shall, at the cost and expense of the Indemnifying Party for Indemnified Party's out-of-pocket expenses, cooperate fully with the Indemnifying Party and its counsel in the compromise of, or defense against, any such asserted liability. In the event the Indemnifying Party tails to timely defend, contest, or otherwise protect against the same, the Indemnified Party may undertake the same and make any compromise or settlement thereof and recover the entire costs thereof from the Indemnifying Party, including reasonable attorneys' fees, disbursements and all amounts paid as a result of such suit, action, investigation, claim or proceeding or the compromise or settlement thereof.
8.6 Limitation of Liability. Neither Cramer nor P-R shall have any right to indemnification unless and until the aggregate amount of the liabilities, damages, losses, costs and expenses (including attorneys' fees) (collectively, "Claims") for which it is entitled to recovery under Section 8.2 or 8.3, as applicable, exceeds the sum of $\$ 25,000$ (the "Minimum Claim Amount"). If the Claims exceed the Minimum Claim Amount, the applicable party shall be entitled to indemnification to recover only the amounts which exceed the Minimum Claim Amount.

## ARTICLE IX. MISCELLANEOUS

9.1 Survival of Representations and Warranties. The representations and warranties of the parties hereto made in this Agreement shall not be affected by any information furnished to, or any investigation conducted by, any of them or their representatives in connection with the subject matter of this Agreement, and such representations and warranties shall survive for a period of two years after the closing.
9.2 Amendments. This Agreement may be amended only by a writing executed by all of the parties hereto that refers to this Agreement.
9.3 Entire Agreement. This Agreement and the other agreements expressly referred to herein set forth the entire understanding of the parties hereto and supersede all prior contracts, agreements, arrangements, communications, discussions, representations and warranties, whether oral or written, between the parties.
9.4 Governing Law. This Agreement shall in all respects be governed by and construed in accordance with the laws of the State of Connecticut. Each party agrees to submit to the personal jurisdiction of the federal and state courts located in connecticut.
9.5 Notices. Any notice, request or other commanication required or permitted hereunder shall be in writing and shall be deemed to have been duly given if delivered in person, sent by same day or overnight carrier service, or sent by registered or certified mail, return receipt requested, postage prepaid, to the parties (and to the individuals to whom copies shall be sent) at their respective addresses set forth below.

```
    TO P-R:
    Pratt-Read Corporation
    Ivoryton, Connecticut 06442
    Attention: Harwood B. Comstock,
        President
With a copy to: Jones, Day, Reavis & Pogue
    1700 Huntington Building
    Cleveland, Ohio 44115
    Attention: Mary Lynn Durham, Esq.
    Cramer Company
    c/o The Owosso Company
    101 Bryn Mawr Avenue
    Bryn Mawr, PA 19010
    Attention: George B. Lemmon
With a copy to: Pepper, Hamilton & Scheetz
        123 S. Broad Street
        Philadelphia, PA 19109
            Attention: James A. Ownsworth, Esq.
Any party by written notice to the other party may change the
address or the persons to whom notices or copies thereof shall be
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directed.
9.6 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, and all of which together will constitute one and the same instrument.
9.7 Assignment. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of each party hereto. No rights, obligations or liabilities hereunder shall be assignable by any party without the prior written consent of the other party.
9.8 Severability. Each section, subsection and lesser section of this Agreement constitutes a separate and distinct undertaking, covenant or provision hereof. In the event that any provision of this Agreement shall be determined to be unenforceable because of the scope, duration or area of its applicability, the court making such a determination shall have the power to modify such scope, duration or area or all of them, and such provision shall then be applicable in such modified form, but every other provision of this Agreement shall remain in full force and effect.
9.9 Waivers. Any waiver by any party of any violation of, breach of or default under any provision of this Agreement or any other agreements expressly referred to herein, by another party shall not be construed as, or constitute, a continuing waiver of such provision, or waiver of any other violation of, breach of or default under any other provision of this Agreement or any other agreements expressly referred to herein.
9.10 Exhibits and Schedules. The Exhibits and Schedules attached to this Agreement are incorporated herein and shall be part of this Agreement for all purposes.
9.11 Headings. The headings in this Agreement are solely for the convenience of reference and shall not be given any effect in the construction or interpretation of this Agreement.
9.12 Knowledge Limitation of P-R Whenever a representation or warranty of $P-R$ in Section 4.1 hereof is limited to its knowledge, this means the facts or situations described therein are believed to be true and correct by Harwood B. Comstock, President and Chief Executive Officer of P-R, or a

Vice-President of $P-R$, or the Treasurer or Secretary of $P-R$, or Joseph Vacaro. Manager of the Bristol Division.

IN WITNESS WHEREOF, the parties have caused their duly authorized representatives to execute this Agreement as of the date first above written.

PRATT-READ CORPORATION


Harwood B. Comstock, President

CRAMER COMPANY


EXHIBITS

$$
\begin{aligned}
& \text { Exhort } 12 \\
& \text { Exhibit } 2.3
\end{aligned}
$$

Assumption Agreement
Exhibit 3.2(b)
Form of Lease for Real Property
SCHEDULES

```
            1.l(b) List of Accounts Receivable
            1.l(c) List of Included Machinery and Equipment
            4.l(c) Assets not at Facility
            4.1(d) Contracts and Personal Property Leases
4.l(e) Bristol Financial Statements (November 2, 1986)
4.l(E) Changes in Circumstances
4.l(i) Litigation
4.l(j) Customers and Suppliers
4.l(0) Hazardous Substance Description
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r=\text { attached - all the mont be prudully }
$$

$R R$

## AGREEMENT AND INSTRUMENT OF ASSUMPTION

THIS AGREEMENT AND INSTRUMENT OF ASSUMPTION, dated as of December 15, 1986, is made and delivered pursuant to Section 2.3 of the Asset Purchase Agreement dated as of December 15 , 1986 (the "Asset Purchase Agreement"), by and between Pratt-Read Corporation, a Connecticut corporation ("Pratt-Read"), and Cramer Company, a Delaware corporation ("Cramer"). Reference is hereby made to the Asset Purchase Agreement, which is incorporated herein and made a part hereof, for a description of the terms and conditions pursuant to which this Assumption Agreement is made and delivered.

KNOW ALL MEN BY THESE PRESENTS, that Cramer, for the consideration referred to in the Asset Purchase Agreement, the receipt and sufficiency of which is hereby acknowledged, hereby assumes, undertakes, agrees to pay, perform and discharge, as and when due, those, but only those, liabilities and obligations of Pratt-Read which were expressly assumed by Cramer in the Asset Purchase Agreement as follows:
(a) Ordinary Course. All liabilities and obligations of Pratt-Read disclosed on the Bristol-Saybrook Balance Sheet for accounts payable, accrued payroll and commissions (which commissions are listed under "other curcent" and amount to $\$ 6,792)$, less payment thereon or discharges thereof prior to
the Closing Date, and all the accounts payable, accrued payroll and commissions incurred by Pratt-Read from the operation of the Business in the ordinary and normal course of business from the date of such Bristol-Saybrook Balance Sheet to the Closing Date, including, without limitation, the accounts payable, accrued payroll and commissions shown on or identified as part of the balance sheet delivered at the Closing;
(b) Contracts and Leases. All liabilities and obligations under the Contracts and Personal Property Leases incurred by Pratt-Read from the operation of the Business in the ordinary course of business;
(c) Post-Closing. All liabilities and obligations arising from the acts or omissions of Cramer with respect to the operation of the Business or the use of the Assets by Cramer after the Closing provided that this provision shall not be deemed to limit or waive any of the representations warranties, covenants or indemnities of Pratt-Read under the term of the Asset Purchase Agreement; and
(d) Brokers, Finders and Agents. Any liability or obligation to Colin Gabriel or Gwent Incorporated.

Unless otherwise expressly provided herein, all
capitalized terms contained in this Agreement and Instrument of Assumption shall have the same meaning as the capitalized terms defined in the Asset Purchase Agreement. Nothing in this Agreement and Instrument of Assumption shall be deemed to be an
assumption of any of the liabilities and obligations retained
by Pratt-Read pursuant to Section 2.4 of the Asset Purchase Agreement.

IN WITNESS WHEREOF, Cramer has caused this Agreement
and Instrument of Assumption to be executed by its duly authorized officer as of the day and year first written above.

CRAMER COMPANY


LedgE

## 1. PROPERTY:

PRATT-READ CORPORATION, a COnnecticut corporation, whose address is Main Street, Ivoryton, Connecticut 06442 ("owner") own rall property and improyamants located in old saybrook, Connecticut described on Exhibit A attached hereto and made a part hereof (the "property"). Subject to the terms and condition and agreements hereinafter set forth, owner does hereby lease the property to CRAYER COMPNNY, a Delaware corporation, whose aderase
15 ("Tenant").
2. TERX:
A. The initial term of this lease shall commence on December (6, 1986 (the "Commencement Date"), and shad l and at 11:39 pom. on ram $/ 6,1987$, unlace sooner terminated as hereinafter provided.
D. Tenant may renew this Lease for three (3) consecutive thirty (30) day periods) provided Tenant gives owner at least thirty ( 30 ) day prior written notice of Tenant's exercise of such ranowai. The foregoing renewal right notwithstanding, the term of this Lease, including any renewal thereof and Tenant's right of possession hereunder shall not exceed 180 day from the commencement Date.

## 3. RENT:

A. Bee Rent. Tenant shall pay to owner, on or before the Commencement Date and every thirty (30) days thereafter until thin Lease expires or terminates, as base Rent, as follows:

If applicable, Base Rant shall be prorated for the month and any partial month of occupancy by tenant.
2. Additional Rant.

Al) In the event tenant shall be in default Of any of feta obligations, covenants, agreements or liabilities hereunder (other than payment of Base Rent), owner, at its
option, may cure much defaute, and all reasonable costs and axpanses of owner in curing such default, shail constitute Aeditional Rent haraunder and hall be due and payable by Tenant within ten (10) daye aftar written demand therefore is made by ornar.
a(lid) In the evant that any portion of the Base Rent or the Additional Rent, or any othar aum owing by ranant to Owner under this Lease, is not paid when due and payable or within tan (10) daya thereafter, than, at ownar'a option, en additional amount of ive percent (5t) of the ameunt past due ohall be immediately dua and payable as a late charge.
C. Bese Rent and Additional Rent shail be payable without any daduction, offset or abatament whatsoever, axcopt as apecificaliy provided herain.

## 4. BECURITY DEPOBIT:

Tenant shall not be required to pay to owmar any eecurity deposit.

## 5. NOTITTEATION:

Notices reguirad or permittad to be given under thia Lease shall be aent by regiatored or cortified mail, return recajpt raquested, postage prepaid, to renant at the proparty, and to owner at the addrese flyet aet forth above, or at auch other addresees as may be designated by aither party to the other by like mailing.
6. USE AND CARE OF DEMISED PRPMISES:
A. Except with the prior writton consent of owner, which ahall not be unreasonably withhele, Tenant ehall use and ocoupy the property only for manufacturing and office purposes and for ineldental and ralated usen.
B. Tenart, at ita axpanse, shall comply with all laws, ordinances, rules and regulatione of governmental authorities having jurisdiction over the property and the rules and regulations of the National Board of fire Underwiteri (or other body exeroiaing eimilar sunctions) colatine directiy to Tenant's manelefe use and occupancy of the proparty. Jenant shall not use or permit the use of the property for any illogal purposen.
C. Tenant agreas that the property ohall be used and oceupied in careful, sate and proper manner, thet no nulsance nor any trade or oceupation wilen is known in. ineurance an extra or eapecially hazardous hall be permitted thereln and that no waste shall ba committed or perzitted upon or any damage be dona to the property.
D. Tenant ahall keap the property in a clean and nat condition and shall provide ita own jandtoriad carvice.
B. Tasant oball not une any hasardous oubstances on the Iroparty ulthout obtaining owne's prior written consent, which coneant mey be arbitrazily withhadd. Tanant ahadi be reaponadble, at its sole axpense, for removing and disposing of all haserdous waste or binilar aubitances arining or faculting from its une or occupancy of the property, in accordance with all applicable atatutes, daws, codes, rulen, regulations, ordinances or standards of any federal, stase or locel governmental authority or agency. Under no oireumetaneas chail tanant store, leave or deposit any hasardous wasta or sinilar aubstances on the property.

## 7. REPAIRS AND MAINIENANCE:

Tenant, at lts expense, ehall maintadmathe property and the land and buliding improvaments conatituting a part

 pronerey ind the lind nnd puldeline improverente lecated gharion if ranant falls to maintain the proparty, owner may perfori sueh madntenance at the tenant's expanee, and, prompely upon damand, shall be ralubursed by Tanant for any and all reanorable conts and expenaes incurred in performing such maintenance. Upen the termination of this lease and at the option of owner, fenant shall return the property to the ame condition as of the date Tenant takes poscesinion of the property pursuant to this Lease, ordinary wear and tear excepted.

## 8. RFMODEZING AND IIENS:

A. Tenant will make no matorial or atructural altarations in, or additions or improvamants to, the proparty without elrat obtaining the writtan concent of owner, and all such approved alteratione, additions and improvementa made by Tenant shall become the absolute property of owner on the taraination of this Lase or the vacation of the property by Tenart.
B. Any lians eliad againat the property in connection with alterations, renovationc, additions or improvaments by Tenant or any othor liens filed againet the property without gault of owner hall be removed by tenant, af dea expence, within thirey (JO) daye of filing.

## 9. SERVTCES:

Tenant, at its expense, shall Eurnish and pay for ai: nocessary or dealred utility and other servicen $20 r$ the property. owner ahall not be liable for any damagen tanant may
suffer bacaume of eny defoct in or the unavaliablifty of auch acrices.

## 10. INAPRCRION:

Tanant agreas to pazilt ownar or owner's agant to inspect or examine the property at any reasonable time. Ownar shail have the right to entar the property during and after nozmal business hours for the purpose of axhlbiting the aame to prospective tenants or purchasers, aftar reasonable notice.

## 11. DAKAGF BY FIRE OR OTHER CABUALTY:

In the event the property is damaged by ifre or other caaualty so as tonaffect the use thereot by Tenant, ownar or Tenant, at elther's option, may taminate this laane by written notice to the other, in which evant auch fant as shall be due Erom Tenant to Owner up to the date of the ifre or other caaualty, if Tenant wholly vacatas the property at thet time, or up to auch data tharastar that tenant wholly vacatea and ceases to uee the property, shall be paid by Tenant to ownar at the rate herein provided.

## 12. EMINENT DOMAIN:

If the property or any part thereot is condamned or appropriated by any pubilc authority during the term of this Lease in a manner so an tonaffeet the use thereof by Tenant, Owner or Tenant, at either's option may tozminate this Lase by written notice to the other, in which ovant uch rent as shail be due from tenant to owner to the date of the taking of poseasilon of the property by the condeming or appropriating authority, if Tenant wholiy vacates the Property at that time, or up to such date thereafter that Tonant wholly vacates and ceasen to use the Property, shall be paid by Tenant to ownar at the rate herain provided.

## 13. PERBONAL PROPERTY: LOSS OF BUBINEBS:

All parsonal property of every kind and description that may at any time be in, or on the property ahall be kapt in, at or on the proparty at Tanant's sola risk, or at the fisk of those cialming under tanant. owner shall not be liable for, without ilmitation, any damage to said paraonal property or for any loss autfered by the busineas or ocoupation of tenant however arising, whether from the burating, overklowing or leaking of water, sewer or eteam pipen, from the heating, air conditioning or plumbing fixturas, from electric wiras, from gae or odore, or whether caused by another person on the proparty or caused in any other mannar whatsoover, except euch as may reauit from and be caused by the gross negilgence or the wiliful misoonduet or aot of onnar, or the agente or employees of ownerf provided, however that owner chall not be so liable

1\% (1) Tanant is avare of any problem, defeot or damage and fails to notify owner in witting of auch problam, defeet or damage and (1i) Tanant tails to give owner reasonable time to correct any such problen, defeot or damage after such notice enareot.

## 14. ARANDONHENT: MITIGATION:

A. Should Tenant discontinue to une or occupy the property for period of thirty (30) or more consacutive daya of notify owner in writing that tenant abandons the property, owner may entar the aame, using such force as may be nacasaary, and change the loekm on the doors, 11 without 11ability to Tenant. Tharaafter, owner may use the proparty for any desired purpose without terminating the Lamee, uniose in addition Owner exerciuan the option to tezminate this lase purauant to Paragraph 16.
B. To the extont requized by law, owner shall relet the whole or any portion of the property for any period equad to, graatar than or lean than the ramainder of the ofiginal tazm of this iance, for any an (including any rantal concasilons and rent free occupanoy) which it may deam reasonable, to any tonant which it may raasonable deex uudtable and satisfactory, and for any use and purpose which it may deam appropriate. In the event of any reletting, owner may apply the rant tharefrom first to the payment of Owner' expanses, including attorney's feas, commianons and the rapair. ranovation or alteration of the property and then to the payment of rent and all othar aume due from tenant hereunder, tenant ramaining liable for any deficiency.

## 15. AgANDONED PROPERTY:

Should Tenant leave any personal property, fixtures, or equipment on the Property after tha termination of this Lease (a) by operation of the and of the term haraof or after abandonment of the property by Tenant and not ramove such property within ton (10) daye atter racelpt of written notice from owner to ramova euch property or (b) because of Tenant's breach of this lase or for whatevar other cause and not ramove euch property within forty-ilve (45) daye after recelpt of Written notice from owner to remove auch property, then auch property ehall become the sole property of owner without any jiability on the part of owner, and Tarant shail remain responaible for ail coets ineurred in removing and dieposing of sald property and returning the proparty to its prior condition.

## 16. DEFAUYT:

A. should Tenant fail to make any payment nerain reguised to be made within goven (7) daya of the date when due hereunder or hould tenant sall to parform any covanant or to comply with any condition herein provided to be pertozmed or
compliad with by it (other then the payment of money), and should much fallure continue and not ba reaoved of cerracted within thirty (30) daye after reeelpt by renant of written notice thereor from ownar (or, in the ovant arch failure cannot be femoved or corrected within ouch thizty (30) day pariod, in the ovont Tanant does not commance to renove or corract auch fallure within ald thirty (30) day period and therenfter diligantly purau auch ramoval or coryaction to complation) 1 or should any proceeding in bankruptoy or under any state or rederal law relating to the rellat of debtors be filed by or agalnet tanant or chould a reeelver be appointed of any of the property of Tanant 80 at to diractiy azfect the fulfilimant of the obligations of Tenant herounderi then and in any auch ovent (horein called a "defaule") owner, at its option, dimadiately or at any time during the continutiton of unch detault, may serminate tenant's right to possesaion of the property.
8. It is agreed between the parties hereto that if Tenant is in default hereunder, or if a atate of facts exists which would permit owner to exareise lts riohte under Subparagraph $16 . \lambda$ above (aubject to lta obllgation to mitigate as provided in this Lease), then, at the option of owner, without notice to Tanant, the unpaid balance of the Base Rent for the antire term of this Lease hall become immodiately due and payable and in case tenant is declared bankerapt, voluntarily or involuntarily, or in case a recolver is appointed to take charge of and conduct the ageaize of Tenant, such elaim for unpaid installments or base Rant due under this Lesee shall be considered ilquideted camages and shall conseltute a dabt provable in bankraptcy or reeaiverahip.
C. Owner shall be entitied to ume any and all expedited procedures or fudicial eotione for the evietion or removal of a defauleing tanant to uhich a lardiord ia entitied under Connectiout law, tenant haraby valvan any and all rights to delay aueh procedures or judiciel actions (lneiuding, without limitation, the right to jury trial) which a tanant may assert under suoh eircumatancen, to the extend such watver 1s permitted under connecticut law.
D. To the maximum axtent peraiteed by law, Tenant covonante and agrees to pay and eischarge ald raasonable costs and expenses that shall be incurged by owner, inciuding attorney's foes, in anforcing the covanante and agreaments of this Lease.

## 17. BUBEEASE OR ABSIGNRENE:

Tanant may not analon this Laanc or aublet all or any part of the property without 21rme abaitting auch matter in writing to ownay for owner's approval. Any euch assignsant or oubletting shall not raliove Tonant of des liability or obligations bereunder. Tenant aoknowladges that ownar may convey or aseign its interest herein, ither abeojutaly or as collateral for obligations.

## 18. CUYDRATVE RPMEDEE:

The ramedies to which ownar may rasort under this zease are cumulative and are not intanded to be exclusive of, and owner aball be antitled to axaralme, any other yamady to which owner may be ontitied by law or equity, The failure of ownar to insist in any one or more casen on strict performance of any proviaion of this zase or to uxarcice any right harein containad ohall not conatitute a waivar in the future of auch zight. docaptance by owner or rant or other paymant or accaptance of performance reguirad harain vith knowiedge ot a braach by Tenant of any provision heraos ahall not constitute a wadvar of much braach, nor ahall any aceeptance or rant or other paymant in a lesest amount then harein provided for oparate or be construad in any other manner than as a payment on account of the earliest rent or other charge then unpala by Janant.

## 19. SURRENDER:

Terant covarants and agrees to deliver up and to aurrander to owner the ponaession of the Property upon the axpization of tezmination of this Lease, in as good condition and repair os the alame shall be at the commencomant o the tarm provided for harein, ordinary waer and taar excepted, and Tanant shall ramove dte proparty loceted in the property, repaifing any damage caused by auch ramoval. No tanancy of any duration, other than tenancy at will, ahall be created by tenant'e holding over beyond the and of naid tezm.

## 20. IIMITATEON ON DAKAGES AND INSURANCE:

A. Tenant covanante at all times to defend, indomnliy and save ormer harmiess irom all expenses, losses, coats, claims, ilability or damages (herelnaiter collactivaly called "Damages") relating to the property including, without ilmitation, Damages that may oceur or ba clained with raspect to any party, person or peraons, entity, property, equipment, or chatteds on or about the property, or to the property itself reauleing from any act done or omitaion by or through the Tenant, or rasulting from the Tenant'g use, non-use or polseseion of the property, and any and all Damages reaulting therefrom, except auch Damages as mey reault from and be caused by the grose negilgence or the wiliful misconduct or act of owner or lts eqants or amployaes provided, howevar, that owner shall not be so liablilty if (1) Tanant is aware of any problem, defect or damage and saila to notify owner in wrieing of euch problem, defeet or damage and (11) tonant fails to give Owner reacenable time to correct any auch problem, defect or damage after auch notice thereof.
B. (1) Tenant ahali obtain and maintain, at Tenant's sole cost and expense, compreheneive general ilability

Inaurance with bodily injury and proparty danage diability coverage in an amount not lase than $\$ 5,000,000$ combined ainglo ilmit to in a greater amount to be fansonable deteralred, from tixe to time, by owner with an inaurance company reasonably gatialactory to ownar. ownar, and any mortgaget of the proparty, ahall be named as adeitional ineureds on each ouch policy.

## 21. BENTFITB:

Subject to section 17 above, the teram, proviaiona and conditions of this Lease shail drure to the bencifit of and be binding upon the respactive sucecesors and aselfns of orner and tanant. No anelgniment or aublotting made by Tanant contrary to the provisions of this Lases chald vest in any ansignee of subtanant any right, title or interest in or to this lase or the property, or any part thereot.
22. TTME :

Time is of the casance with respeet to all obligations or fighte of the parties under this Lase.
23. COVFNANT OF OUTFF ENJOYNRNT:
A. Subject to the sights of owner aet forth herein, inciuding, without limitation, section 238 below, owner covenants that tonant, having parformed dts covenants and obligations herin set forth, ghall have quiet and peaceable posseanion of the property on the terme and conditions herein provided, free and clany of any claim by, from, through or under owner.
8. Any provision in this Lease to the contrary notwithetanding, owner may make, construct or instald improvements ofnadoition to the property, inciuding, without iimitation, any buildings located theraln or thezaon. Tenant shall have no rights or interesta, ineluding, without i1mitation, any possessory rights, in any such improvement or addition.

## 24. SURORDIMATION:

At the option of owner, this Leace shall be aubordinate to the lien of each and every mortgage, daed of trust, of othar voluntary hypothecation of the property or any part thareot by owner, whether previoualy or hareafter made. Such aubordination shali be aelf-axacuting and afzective without any further action by renant or owner. Tenant agrees, from time to time, immediately upon requent by owner, to promptly exacute euch inntruments, oartiflcatas and tariant astoppel letters an may be denignated or raquented by owner to ovidence and contizm auoh mbordination and promptiy deliver
such inatrumentn, cortificatos and latter to mertgagees or proapactive mortgagace dasignated by orner. Notwithetanding anything alae in this paragraph, Tenant chall not be raquirad ro subordinate ite interent undar this yease to the lian of any mortgage bereafter made unlese the appropriate mortgagee ehall exacute a Nondisturbance agreamant whien ahell provide in substance that this Lease chall not be torminated so long as tanant is not in dafault of ita obligationa herounder.

## 25. CONNECTICUT LAN:

This lease will be governed by and conatruad in eccordance with, the lave of Connactiout.
26. 时RUABILTTY:

If any olause or proviaion of this caame is illegal, invalid or unanforceable, then the ramaining provisions of the iesse shall not be affected, but ohall oontinue in full force and aEtect.

## 27. COUNTERPARTS:

This Lease may be executed in multiple counterparte, ach of which shall be doamed an origlnal and all of which shall constitute one agreament.

IN WITNESS hizreor, the undarsigned have exacuted this Lease by thelf duly authorised oficicers this $\qquad$ day of Decemer _-' 1986.
signed and aeknowledged in the prasence of:

OWNER: PRATT-READ CORPORATION
$\qquad$


Bafore me, a Hotary public in and for said County, parsonaliy appaazed the bove named prationeld corporirion, by _ its who acknowladged that he dreign the Yoregedng inctanant of behalf of euch corporation by authority of ite soard of ofrectors and that the sane it the tree act and dead of such corporation and his iree aet and deed as such officer.

IN TESTIMONY WEREOF, I have hereunte set my hand and offielal ceal at the $\qquad$ day of $\qquad$ -19 $\qquad$ , as of , 19\%

Notary Fablic
Xy comadaaion axpiras $\qquad$

STATE OT CONRECTICTM ) ) 88:
$\qquad$

Berore me, a Notary Publio in and for aid County, personaliy appeared the above named CRAMOR COMPANY, by - its $\qquad$ who acknowledged thet he did ign tho loregoing inetrament on behalf of such corporation by uthorlty of its soard of Directors and that the same is the irea act and deed of such corporation and hia free act and deed as auch offleer. IN TEATIMONX MERREOF, I hava haceunto act my hand and ofilcial seal et the $\qquad$ day of $\qquad$ 198 $\qquad$ , Es of

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BALLANTINE OF OMAHA
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C.D.S.

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CHAMPION INDUSTRIES INC
CHAMPION IMOUSTRIES
CHEMICAL METHOÓS
COHERENT OPTICS
WARREN E. CDLIINS INC.
CORARE COMMUNICATIONS INC.
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aCCOUNTS RECEIVABLE TRIAL BALANCE - BRISTOL SAYBROOK CO.

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PERIDO ENDING DECEMBER 14,1986

| CUSTOMER mumeer | CuS TOMER name |
| :---: | :---: |
| mula 00 | MCLEI-AMP CORP. |
| mal600 | multimatic corp. |
| mifseo | nife inc |
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| Cussoo | OLTMPIC MED. CDRP. |
| ORT 200 | ORTHO DIAGMOSTICS SYSTEMS |
| panteo | Pan elec. |
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| Pu00200 | PUNTERS CRAPHICS |
| munt 09 | PURE AIRE, INC. |
| DE 1300 | REICHERT- JUNG |
| avk500 | S E Drkaff CO. |
| sctseo | SCIENCE APPRICATIONS BNC. |
| 5 scos 00 | SCOET MUEER COMPANY |
| ser200 | SERYICE PLUS ELECTRONICS |
| Ene300 | stieam perrotmmance |
| Stmbeo | SImpson elec Co |
| smisoo | SMITH G LOVELESS DIV. |
| 3p1800 | SPIT2 |
| STE 350 | Stenco |
| STE42S | STERO-OISHWASHING MACH. |
| TECE30 ronseo | TECMAICOM LID., LRELANO TIME LOG IMOUST. |

ACCOUNTS RECEIVABLE TRIAL BALANCE - BRISTOL SAYBROUK CO.

| TOtAL oue | CURAENT | OVER 30 DAVS | OVER 60 DAYS | OVER 90 oars |
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| 1.977 .40 |  | 1.977.40 |  |  |
| 1.233 .02 | 1,233.02 |  |  |  |
| 1.825-83 | 1,125.03 |  |  | - |
| 548.73 |  | 548.13 |  |  |
| 159.03 | 159.03 |  |  |  |
| 20002087 | 2,602.87 |  |  |  |
| 116.25 |  | 186.25 |  |  |
| 1,702.86 | 1.702.86 |  |  |  |
| 12,346.29 | 12,346. 29 |  |  |  |
| 125.10 | 125.10 |  |  |  |
| 40,828.96 | 26,166.00 | 11,099.20 | 3,563.76 |  |
| 1.315.90 | 657.24 | 650.74 |  |  |
| 1.180.70 |  |  | 1.142.96 | 37.82 |
| 3.920.40 | 3.621.27 |  |  | 99.21 |
| 0.932.92 | 0,931892 |  |  |  |
| 327.79 | 327.79 |  |  |  |
| 127.23 | 127.23 |  |  |  |
| 300. $73 C R$ | 300.73CR |  |  |  |
| 5,163.80 | 1,291.14 | 3,872.69 |  |  |
| 5,446.24 | 2,034.72 | $2,611.52$ |  |  |
| 146.22CR | 146.324. |  |  |  |
| 824.95 |  | 624.95 |  |  |
| 11.954.51 | 5,677-00 | $6,077.58$ |  |  |
| 206.04 | 206.04 |  |  |  |
| 1,652.64 | 1.052.64 |  |  |  |



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accounts receivable trial balance - bristol savbecor co.













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| 2,166.15 |  | 2,164.75 | 2,166.75 |  |  |
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Schedule
4.1(d)
                Contracts and Personal Property Leases
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Atrached copy

ASSESSHFITT DATE: OCTODER L. 1986
All leased machinery and equipment in your possession as of the assessment date, must be included in this roprif FAILURE TO FILE this report, In the form and manner as hetein prescribed, shall result in a presumption of your ownershif, and subsequent tax liability, of any items of leased personfl property in your possession.


I do hereby declare under penalty of false statement that the foregoing list, according to the best of my knowledgh: remembrance and belief, is a true statement of all leased property which was in my possession as of October 1 . $198 f$.





ProperTy Tax 11,067

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Schedule.
4.1(f)

Changes


Schedule
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Litigation



Schedule
4.1(0) Hazard

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## AGREEMENT AND INSTRUMENT OF ASSUMPTION

THIS AGREEMENT AND INSTRUMENT OF ASSUMPTION, dated as of December 15, 1986, is made and delivered pursuant to Section 2.3 of the Asset Purchase Agreement dated as of December 15 , 1986 (the "Asset Purchase Agreement"), by and between pratt-Read Corporation, a Connecticut corporation ("Pratt-Read"), and Cramer Company, a Delaware corporation ("Cramer"). Reference is hereby made to the Asset Purchase Agreement, which is incorporated herein and made a part hereof, for a description of the terms and conditions pursuant to which this Assumption Agreement is made and delivered.

KNOW ALL MEN BY THESE PRESENTS, that Cramer, for the consideration referred to in the Asset Purchase Agreement, the receipt and sufficiency of which is hereby acknowledged, hereby assumes, undertakes, agrees to pay, perform and discharge, as and when due, those, but only those, liabilities and obligations of Pratt-Read which were expressly assumed by Cramer in the Asset Purchase Agreement as follows:
(a) Ordinary Course. All liabilities and obligations of Pratt-Read disclosed on the Bristol-Saybrook Balance Sheet for accounts payable, accrued payroll and commissions (which commissions are listed under "other current" and amount to \$6.792), less payment thereon or discharges thereof prior to
the Closing Date, and all the accounts payable, accrued payroll and commissions incurred by Pratt-Read from the operation of the Business in the ordinary and normal course of business from the date of such Bristol-Saybrook Balance Sheet to the Closing Date, including, without limitation, the accounts payable, accrued payroll and commissions shown on or identified as part of the balance sheet delivered at the Closing;
(b) Contracts and Leases. All liabilities and obligations under the Contracts and Personal Property Leases incurred by Pratt-Read from the operation of the Business in the ordinary course of business;
(c) Post-Closing. All liabilities and obligations arising from the acts or omissions of Cramer with respect to the operation of the Business or the use of the Assets by Cramer after the Closing provided that this provision shall not be deemed to limit or waive any of the representations warranties, covenants or indemnities of Pratt-Read under the term of the Asset Purchase Agreement; and
(d) Brokers, Finders and Agents. Any liability or obligation to Colin Gabriel or Gwent Incorporated.

Unless otherwise expressly provided herein, all capitalized terms contained in this Agreement and Instrument of Assumption shall have the same meaning as the capitalized terms defined in the Asset Purchase Agreement. Nothing in this Agreement and Instrument of Assumption shall be deemed to be an

AGREEMENT AND
INSTRUMENT OF
ASSUMPTION
assumption of any of the liabilities and obligations retained by Pratt-Read pursuant to Section 2.4 of the Asset Purchase Agreement.

IN WITNESS WHEREOF, Cramer has caused this Agreement and Instrument of Assumption to be executed by its duly authorized officer as of the day and year first written above. CRAMER COMPANY

By:



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$$



## EPAPE

## 1. PROPRTY:

PRATM-READ CORPORATION, CONnecelcut cosporation, whose addrese is Main 8treot, Ivoryton, Connecticut 06442 ("Owner") own real property and lmprovarente loceted in old saybrook, Conneoticut deseribed on rxhibit a ateached herato and made a part hernot (the "proparty"). subject to the terms and conditions and agreamants borainafter set forth, owner does hareby lasse the property to Cruner corpary, a Delawire corporation, whose address
10 ("renant").

## 2. THRY:

A. The indtial tarm of this lase bail commence on December /6, 1986 (tha "Commencemant Dare"), and thall and at 11:59 D.m. on rign $/ 6,1987$, unlase coonar terminated an hereinaster providad.
B. Tenant may renew this zease for three (3) consecutive thirty ( 30 ) day periods) provided renant gives owner at laset thirty ( 30 ) days prior writean notice of Tenant's exareiae of auch ranewal. The foragoing raneval zight notwithstanding, the tam of this Lanse, inciuding any renowal theraos and Tenart's right of possaseion hareunder shall not exead 180 dayn from tha Commancemant Dete.
3. RENT:
A. Bene Rast. Tenant thall pay to owner, on or before the Commencamant bate end every thifty (30) days theratear until this Lama explrea of teralnates, as bace Rent, an followe:

If applicabla, Easa Rant ahald be prorated for the month and any partial month of ocoupanoy by tanant.
8. Additionel Rent.
$\hat{N}_{11}$ In the ovent Tenant shell be in depaule of any of ite obligatione, covanants, agreamente or ifebilities hereunder (othar than payment of zase Rant), Owner, at des
option, way eure uch default, and all, zasonable costs and axpences of Owner in curing auch dafaut, chall conatitute Additional Rant hazauncer and hall be due and payabie by Tenant within tan ( 20 ) day after witten demand therefore is made by owner.
alid) In the evant that any portion of the Base Rent or the Additional Rent, or any other oum owing by ranant to owner under this Lease, in not peld when due and payable or within tan (10) day theratetor, than, at owner's opelon, an adeltional arount of sive percent (si) of the amount paet due ohali be inmediately due and payable ac a late charge.
C. Sanc Ront ard Additional Rent shall be payable without any deduction, offset of abatament whatsoover, except an epacificaliy provieed herein.

## 4. BECURTTY DEPOSIT:

Tenant shall not be required to pay to owner any securlty deposit.
5. NOTFTECATION:

Notices raguirad or peraltted to be givan under this Lase thall be annt by ragintered or certiliad mall, return recalpt requeated, postaga prepaid, to Tenant at the property, and to owner at the addrass flrst gat forth above, or at such othar addresses an may ba deaignated by aither party to the other by like mailing.

## 6. USE AND CNRE OF DEMISED PRNIISES:

A. Except with the prior written consent of owner, which shall not be unreasonably withheld, Tanant shall use and oceupy the proparty only $q 0 r$ manufacturing and office purposes and 20 ineldentel and related uses.
B. Tenant, at its expense, small comply with all laws, ordinances, zules and regulatione of governmantal authoritien having jurisdiction ovar the property and the rules and regulations of the National soard of Fire Underwiters (or other body axerciedng similar functione) relating directiy to Tenant's metteta, use and oceupancy of the property. Tenant shall not use or perait the une of the property for any iliegal purposes.
C. renant agrees that the property ghall be used and oceupiad in a eareful, ale and proper mannor, that no nuisance nor any trade or oceupation wheh is known in inaurance ae extra or eapecially hazardous aball be permiteed therein and that no waste chali bo committed or permiteed upon or any damage be done to the property.
D. Tanant shall keop the property in e clean and noat cordition and abnil provide lte own janitorial eervice.
E. Sanant oball not use any hasartous aubetances on the property without obealning owner's prior writeon concant, wials concant mey be arbitsayily withiald. Tanant ahnil be raponible, at les sole uxpanta, for removing and disposing of all hasaztous wate or mindiar subetances arising or ceoulting from ite use or cocupancy of the proparty, in accordance with all applicable atatutec, laws, coden, rulas, regulations, ordinanees or teandarde of any federal, seate or iocal govarnantal authority or ageney. order no elreunstances shali ranart otore, leave or doponit any hasartous waste or ainilar substances on the proparty.

## 7. REPAIR AND MINrzwayes:

Tenant, at lts expanse, chall maintelrathe property and the land and building jmprovozenta conetituting a pazt

 propity and the hand ind puldane improy rent locgted Ehman If Tenast Enils to manteln the property, owner may pertorn cueh mantenance at the Tenant'a axpanse, and, promptiy upon dannd, hall be reirbursed by Tanant for any and ail raasonable costs and axpenaes ineurred in parforing auch mantenance. Upon tha termination of thin Laane and at the opelon of Owner, Tanant shail raturn the property to the came condition an of the date tenant takes poseasilon of the proparty pursuant to thís Lease, ordinary waar and taar excepted.
8. REMODEEFNC AND EIENS:
A. Tanant will make no matariad or etructural alterations $1 n$, or adeltions or dmprovanante co, tha Proparty without firet obtaining the written consent of owner, and ali uch approved alterations, additions and improvamants made by Tenant shall become the absolute property of owner on the terainetion of this Leace or the vacation of the property by tenant.
B. Any liana eiled against the property in connection with alterations, fenovetions, additions or improvamants by Tenant or any othor ilans iliad againet the proparty without gault of owner hali be removed by tenant, at its expanse, within thirey ( 30 ) daya of $2111 n g$.

## 9. SFRVTCES:

Tenent, at lte expance, chall furnich and pay sor ald neconsary or denired utility and other services for the Property. Owner ahald not be lieble for any damages tenant may
euffer bacause of any defect in or the unavallability of such servicas.

## 10. IMAPECTION:

Tanant agraes to perzit ounar or Owner's agent to inspect or axamina the proparty at any reaconable tine. owner chail have the fight to anter the property during and atter nozmal buelnase houra 20 the purpose of exhdbiting the seme to prospactive tenants or purahaserf, efter rassonable notice.

## 11. DAKAGE EY FTRE OR OTHER CABUALTY:

In the ovont the Property is domaged by 1150 or other casualty so an tonaffect the use theraot by Tanant, owner or Tanant, at either's option, may tarminate this laace by written notiae to the other, in which evant auch gant as shall be due from Tenant to owner up to the date of the fire or other camalty, if Tanant wolly vacates the proparty at that time, of up to such date thezaltear that Tenant wholiy vacatas and cosies to une the property, shall be pald by tanant so owner at the rate herein provided.

## 12. EMINENT DOMAIN:

If the property or any part tharaot in condamned or appropriated by any pubilc autherity during the tarm of this case in a manner co as toanfect the use thereot by fanant, ownar or tenant, at eithor's option may tozinate this lease by writtan notice to the othar, in which event auch rant as shail be due erom tenant to owner to the date of the taking of posmession of the iroperty by the condemning or appropriating authority, if Tenant wholiy vacates the property at that time, of up to such date thereafter that Tanant wholly vacates and caseas to use the pyoperty, ball be paid by tenant to owner at the rate herain provided.

## 13. PERSONAL PRORERTY; LOSS OF BUBINESS:

All personel proparty of every kind and description that may at any time be in, or on the proparty thall be kept in, at or on the property at Tarant's cola risk, or at the risk of thone ciaindrg under Tenant. Owner ehall not be liable for, without iladtation, any damage to said permonal proparty or for any 2080 muffered by the business or oceupation of Tanant howevar arising, whethar from the bursting, overflowing or leaking of watar, sewes or atcam pipen. Erom the heating, air conditioning or plumbing zixturae, from electric wirae, from gas or odore, or whether cauced by another person on the property or caused in any otber manner whetnoevar, except auch as may result from and be caunad by the gross negifgence or the Wilitul misconduct or at of ommer, or tha agente or amployecs of Ownerf provided, however that owner ahall not be so ilable

15 (1) Tonant is avare of any problem, defect or damage and falle to notify owner in writing of much problem, defect or damage and (11) Tanant talls to give Owner raasonable time to correct any mueh problam, dazact or danage after auch notice thereot.

## 

A. Ghould Tenant diacontinue to une or oceupy the property for a pariod of thirty (30) or more consocutive days or notify owner in writing that Tanant abardons the property, Owner may enter the same, using such force se may be nacessary, and change the locks on the doors, sil without liability to Tamant. maraaltar, owner may une the proparty for any danired purpose without tersinating the Loase, unlese in addition Owner exareisen the option to tarminate this Lase pureuant to Paragraph 16.
B. To the extent required by law, ownar ahall relet the whole or any pertion of the property $10 r$ any period equal to, greatar than or lean than the remalnder of the ofiginal term of thí Laace, for any sum (ineluding any fantal concassions and rent free occupancy) wich it may deem roasonable, to any eonant which it may rasconable daem mitable and matinfactory, and for any use and purpose which it may deem appropriate. In the event of any reletting, owner may apply the rant tharefros firat to the payaent of owner's expansen, including ateornay's fees, cominalone and the repair, renovation or alteration of the property and then to the payment of rent and all other aums due from Tanant herounder, Tenant ramainisg liable for eny deficiancy.

## 25. ABANDONED PROPERTY:

should Tenant leave any personal proparty, fixtures, or equipment on the Property aftar the tarmination of this Lease (a) by operation of the and of the terim heraof or after abanconment of the proparty by Tonant and not ramove auch property within tan (10) days after receipt of written notice from owner to ranove buch property or (b) because of renant's brach of thle lacce or for whatever other cause and not ramove such property within forty-five (45) days after receipt of written notice erom owner to yemove uch proparty, then buch property ahali become the sole property of owner without any ilability on the part of owner, and Tanant ahail ramain rasponeible for ail costa inourred in ramoving and disposing of mald property and returning the property to ita prior condition.

## 16. DEFAOES:

A. Should Tenant fail to make any paymont berein required to be made within eeven (7) daya of the date when due herounder or hould ranant lail to parform any covanant or to comply with any condition herein provided to be performod or
complied wth by it (other than the paymant of monay), and mould sueh indure continue and not ba ramovad or corracted within thifty (30) dayo after recelpt by Tasant of written notice thereol erom ownor (or, in the ovent such fallure cannot be ranoved or corrected within audh thirty (30) day period, in the ovant Tanant doen not commance to ramove or corract auch failure vithin ald thirty (30) day pariod and therealter diligantly puraue ual zanovel or correction to completion): or should any procacaing in bankruptoy or under any otate or faderal law ralating to the rellef of dabtors be cliad by or againet Tenant, or choula a recalver be appointed of any of the property of Tanant so as to diractiy affect the fulsilimant of the obilgatione of Tenant heraunder; then and in any auch event (harein caliad a "defaulen) omer, at its option, lmediately or at any time during the continuation of cuch default, may terminata renart'c fight to posceselon of the Property.
B. It is agreed between the partios herato that it Tenant is in dafault haraunder, or if a atate of facts axists which would permit ownor to axereise its rights under Subparagraph $16 . A$ above (aubjact to ita obligation to nitigate as provided in this Lease), then, at the option of owner, without notice to Tanant, the unpaid balance of the gace Rent for the antire term of this lease shall becoma immediataly due and payable and in case renant in declared bankrupt, voluntarily or involuntarily, of in case a recalvar is appointed to take chazge of and conduct the aetaize of Tonant, such claim for unpaid Inctalimants or bage Rant due undar this Lease mail be considered ilquidated camages and aball constitute debt provable in bankraptcy or recedvership.
C. Owner ahall be ontitiod to use any and all expedited proceduran or fudicial setion for the oviction or ramoval of a defaulting tanant to whith a landiord do entitied under Connectiout law. Tenant haraby waives any and ali rights to delay uuch proceduren or judicial actions (ineluding, without ilmitation, the zight to a jury triel) which a tanant may ansert under auch elrcumstances, to the axtend auch waiver is parmitted under connocticut law.
D. To the maximum extent permitted by $1 a w$, Tonant covenants and agrees to pay and diacharge all raasonable costs and expenses that shall be incurred by owner, inciuding attorney's feen, in anforcing the covenante and agreaments of thin zoase.

## 17. SURLEAST OR ABSIGMRNT:

Tenant may not asaign this zacie or mublet all or any part of the property without flret ubmitting auch matter in writing to owner for ownern approval. Any euch eselgmant or subletting shall not ralieve tenant of ita liability or obligatione hereunder. Tenant aoknowledgee that owner mey convey or aseign its intarest herein, aither absolutely or as collateral for obilgations.

## 13. CUTOZATIVE REMCDIES:

The remedies to which owner nay renort undar this Lease are oumulative and aze not intended to be axclualve ot, and orner chall be entitled to exareice, eny other remady to which owner may be entitied by lav or equity. The fallure of owner to inflet in any one or more casen on etrict performance of any provieion of thil leate or to axareiee any right herain contained shall not conatitute a waivar in the future of such right. גecoptance by owner or rant or other payment or accoptance of performance required herein with knowledge ot a breach by Tenant of any provialion hereor chall not constitute a waivar of such braach, nor chall any aceoptance or rant or othar paymant in a leaser amount then hareln provided for oparate or be conatruad in any other mannar than as a paymont on account of the earlient rent or other charge then unpald by Tanant.

## 19. SURNDNDER:

Terant coverante and agrees to delivar up and to uurrender to ownez the ponsession of the property upon the expiration of termination of this iease, in as good condition and repair as the same chall be at the comencoment o the term provided for harain, ordinery wear and tear excepted, and Tanant shall ramove its proparty located in the property, rapaizing any damage caused by such ramoval. No tenency of any duration, other than a tenaney at will, shall be created by Tenant's holding over beyond the and of sald tern.

## 20. EIMITATETON ON DAMAGES AND TNSURANCE:

A. Tenant covarante at all timas to defend, indemnify and aeve ouner harmlese from all expenaes, losees, costa, cladme, liability or damages (heralnafter collectivaly called "Danagas") relating to the property including, without ilmitation, Damagas that may oceur or ba claimed with respeot to any party, person or permone, entity, property, equipment, or chattels on or about the property, or to the property itaelf resuiting from any act done or omisilion by or through the tanant, or raculting trom the Tanant'g use, non-une or posceseion of the Property, and any and ell Damages reaulting tharefrom, excapt much Damages as may racult trom and be caused by the groan negligance or the willful misconduct or act of Owner or its agents or amployees; provided, howevar, thet owner ohall not be so ifability if (1) Tonant is eware of any problem, defect or damage and taila to notify owner in writing of euch problam, desect or damage and (11) fanant fails to give Ownar reasonable tina to correet any auch problem, defect or damage after such notice thereof.
B. (1) Tenant shall obtain and maintain, at Tenant's aole cost and expense, comprahansive general ilability

Incurance with bodily injury and proparty aanage diability coverage in an amount not lase than $\$ 5,000,000$ combinad single ilmit to in a greater amount to be feasonable deterained, from time to tima, by ownar with an inourance company raasonably gatinfaotery to owner. omar, and any mortgagee of the property, ahall be named as adeltional ineureds on esch auch polley.

## 21. BEnTETE:

Subject to section 17 above, the taras, provisione and conditions of thin Lease shall inure to the benafit of and be binding upon the reapective succensore and aselgns of omer and Tanant. No ancignmant or aubletting made by Tanant contrary to the provisions of this Lease chall vest in any ansignee of subtanant any right, title or intereat in or to this zaane or the property, or any part thereof.

## 22. TTM :

Time in of the asance vith raspeat to all obligations or sionter of the parties under this Laace.
21. COVRNANT OF OUIFT ENJOYMENT:
A. Bubject to the rights of owner set forth harein, including, whenout ilmitation, seetion 238 below, owner covanante that Tanant, having performad ite covenants and obligations herein set forth, hall have quiet and peaceable posseseion of the property on the terme and conditione herein provided, free and clear of any claim by, from, through or under owner.
B. Any provision in this Laese to the contrary notwithetanding, owner may make, conetruct or install improvenants ofandaitian to the property, iseluding, without iimitation, any buildings located tharain or thereon. Tenant whall have no rights or interesta, inciuding, without ilmitation, any possessory righta, in any auch improvamant or addition.

## 24. SURORDIMATION:

At the option of owner, this Lease shall be subordinate to the $110 n$ of ach and avery mortgage, deed of truet, or othar voluntary hypothecation of the proparty or any part thereot by owner, whether previously or hareafter made. Such subordination shall be aelf-axacuting and affective without any furthar action by Tanant or owner. Tenant agraes, from time to time, immediately upon refueat by owner, to promptly execute uuch instrusents, oartiplcatea asd tasant estoppel letters an may be deslgnated or raquestad by owner to ovidence and confizm ach mbordisation and promptiy deliver
ouch inatruments, certiflcates and letter to mortgagees or procpective mortgageen designated by owner. Notwithitanding anything ale in this paragraph, terant shall not be raquired to subordinate dta intarest under this zease to the ilan of any portgage hereafter made unleae the appropziate mortgagee shail exseute a Mondisturbance agraement whieb shall provide in cubtance that this laces ohall not be tarinated so long as rasant is not in default of its obligation heraunder.

## 25. CONRECTICUT LAK:

This leace will be governed by and conatrued in accordance with, the lavs of conrectiout.

## 26. SEVTMATIETY:

I2 any olause or proviaion of this Leane ia 112 egal, invalid or unanforceable, than the ramaining proviaions of the Lesse chail not be afteeted, but hall contlnue in full force and estect.

## 27. COUNTERPARTE:

Thin Lease way be executed in multiple countarparta, each of which hall be deamed an orfginal and all of which shall conatitute one agraamant.

IN WITHLss WREREOF, the undacsigned have executed this Leate by thais duly authorized ofilcars this $\qquad$ day of Decambar $\qquad$ 1986.
signed and acknowledged in the prasence of:

OWNER: PRATT-READ CORPORATION


TENANT: CRAYER COMPANY


| gTATE OY COMNECTIEUT | ) |  |
| :---: | :---: | :---: |
| cousisy or |  |  |

Eefore ma, a Notary Public in and for anid County, parsonally appeared the above named pratcorrad corporation, by - acknoviadge thet he dत it it $\qquad$ who acknowladged that ho did ign the forkgolng ingerument on bhenf of auch corpozation by authority of lte soard of ofrectora and that the same in the free act and deed of suen corperation and his tree act and deed as tuch ofticer. IN TESTIMONY NEEREOF, I have heraunto eet my hand and official sand te $\qquad$ i the $\qquad$ day of $\qquad$ 198 $\qquad$ -

Notary Fuble
xy comaiseion expiras $\qquad$
$\left.\begin{array}{l}\text { STATE OF COMSECTICOT } \\ \text { COHNTY OF }\end{array}\right\}$ SB:
gefore me, a Notary Public in and for maid County, parsonaliy appearad the above named CRNEER COKPANY, by wo anowledga that ho did ign tho lorcoolna inetrumant on bahale of suah corporation by authority of its soard of Directorm and thet the mase in the frea act and deed of much corporation and his free met and dacd an much offioer.

IN TESTIMONY mEREOF, I have hareunto set my hand and oesicial sam at tha $\qquad$ day of $\qquad$ is $\qquad$ -

Xotary Public
My commiasion expiras $\qquad$

- Constitution Panza

One Cord CT 08115-1600
Mritord.

Pratt-Read Corporation
Main Street
Ivoryton, Connecticut
Gentlemen:

This is in connection with the various financing transactions between Crescent \& Company, Pratt-Read Corporation ("Pratt-Read") and us ["CBT") as evidenced by a Loan Agreement dated as of February 12, 1986, as amended by Agreement of Amendment dated August 21, 1986 and by Agreement of Amendment dated December 3, 1986, and a Commercial Revolving Loan Agreement dated October 1), 1986 (collectively, the "Loan Agreement").

As security for the repayment of all of your indebtedness to CB:, you have, among other things, granted to CBT a first priority mortgage on real property (che "Premises") located at 97 Coulter Street, Old Saybrook, Connecticut (the "Mortgage:"), which Mortgage provides that, among other things, . Pratt-Read shall not lease the premises without the prior written consent of CBI.

You have requested CBT's consent to Pratt-Read's leasing of the Premises to Cramer Company for a period of six (6) months at a rental price of $\$ 4.50$ per square foot. Notwithstanding anything to the contrary contained in the Loin Agreements and the Mortgage, CBT hereby consents to Pratt Read's lease of the Premises to Cramer Company for a six (6) month period at the rental price of $\$ 4.50$ per square toot.

Also, this will confirm that CBT has released its security interests in the assets of the so-called Bristol-Saybrook

MC e coufirumtrs.
 Division, as described more fully in the UCC-3 partial releases シ No. and termination statement filed yesterday.

Very truly yours,

Connecticut Bank \& Trust Company, N.A.


Assistant Vice President


## BILL OF SALE AND ASSIGNMENT OF CONTRACTS,

 AGREEMENTS AND COMMITMENTSTHIS BILL OF SALE AND ASSIGNMENT OF CONTRACTS, AGREEMENTS AND COMMITMENTS, is made, executed and delivered as of the 15th day of December, 1986, by Pratt-Read Corporation, a Connecticut corporation ("Pratt-Read"), to Cramer Company, a Delaware corporation ("Buyer").

WITNESSETH:
WHEREAS, Pratt-Read and Buyer have entered into an Asset Purchase Agreement dated December 15, 1986 (the "Agreement"), which, by this reference, is incorporated herein, for the sale of the business of the Bristol-Saybrook Division of Pratt-Read (the "Business") providing, among other things, for the sale, transfer, assignment, conveyance, setting over and delivery by Pratt-Read to Buyer of certain rights, properties and assets owned by Pratt-Read, of or directly related to the Business on the terms and conditions set forth in the Agreement for the consideration, described therein, and the assumption by Buyer of certain liabilities and obligations of Pratt-Read as described therein; and assets to be included in this sale and purchase are hereinafter referred to as the "Assets."
(a) Inventory. All of the inventory owned by Pratt-Read and used in connection with the Business, including, without limitation, all inventories of finished goods,
work-in-process, raw materials, packaging materials, supplies, equipment and parts used in connection with the Business;
(b) Accounts Receivable. All of the accounts receivable of Pratt-Read attributable to the operation of the Business, together with any unpaid interest accrued thereon, and any security or collateral relating thereto, all as set forth on Schedule l.1(b) of the Agreement;
(c) Tangible Personal Property. All of the motor vehicles, machinery, equipment, business machines, computers, furniture, tools and other tangible personal property used in connection with the Business including that machinery and equipment listed on Schedule $1.1(c)$ of the Agreement;
(d) Books, Records and Written Materials. All of the records (including, without limitation, business records), books, files, invoices, forms, designs, diagrams, drawings, office supplies, labels, packaging, flow sheets, and computer programs used in connection with the Business, and all other technical and nontechnical data and information relating to the Business;
(e) Catalogs and Advertising Materials. All of the promotional and advertising materials, artwork, catalogs, brochures, plans, customer lists, supplier lists, manuals, handbooks, equipment and parts lists, and dealer and distributor lists relating to the Business;
(f) Contracts and Personal Property Leases.
purchase orders, contracts, agreements, commitments, understandings and undertakings, whether oral or written, and which relate to the Business, including, without limitation, all contracts with suppliers relating to the Business for any products, raw materials, supplies, machinery, equipment and parts (collectively, the "Contracts"), and all of the rights of pratt-Read as lessee under any leases of personal property used in the Business (collectively, the "Personal Property Leases");
(g) Permits and Approvals. All licenses,
permits, approvals, variances, waivers or consents (collectively, the "Permits") relating to the Business and issued to Pratt-Read by any foreign, federal, state or local governmental entity or municipality or subdivision thereof or any authority, department, commission, board, bureau, agency, court or instrumentality (collectively, "Governmental Authorities"), and which are transferable to Buyer; and
(h) Other Assets. Excluding those assets described in Section 1.3 of the Agreement, all of the following: (i) the assets and properties of Pratt-Read reflected on the Bristol Balance Sheet (as defined in the Agreement) and all prepaid expenses, advance payments, credits, deposits and prepaid items relating to the Business, including, without limitation, prepaid interest and deposits with lessors, suppliers or utilities, less those assets and properties sold or disposed of by Pratt-Read in the normal and ordinary course of business from the date of the Bristol Balance Sheet to the Closing Date (as defined in the Agreement), (ii) the business
and goodwill as a going concern of the Business, and (iii) the sight to use the names "Bristol" and "Bristol-Saybrook Company."

TO HAVE AND TO HOLD, all the assets hereby assigned, transferred and conveyed (herein collectively referred to as the "Assets") unto Buyer, its successors and assigns, to and for its and their own use and benefit forever.

Except as otherwise expressly provided in Article IV of the Agreement, (a) the Assets, and each item thereof, are furnished AS IS, WHERE IS AND WITH ALL FAULTS AND WITHOUT WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION ANY IMPLIED WARRANTY OR MERCHANTABILITY OR FITNESS FOR PURPOSE, (b) PRATT-READ DISCLAIMS AND BUYER WAIVES ANY OBLIGATION, LIABILITY, RIGHT, CLAIM OR DEMAND IN CONTRACT, TORT (INCLUDING, WITHOUT LIMITATION, NEGLIGENCE), STRICT LIABILITY OR OTHERWISE WITH RESPECT TO THE ASSETS, and (c) without limiting the generality of the foregoing, PRATT-READ MAKES NO WARRANTY THAT THE ASSETS, OR ANY ITEM THEREOF, COMPLY WITH ANY LAW, DOMESTIC OR FOREIGN, INCLUDING, WITHOUT LIMITATION, ANY APPLICABLE UNITED STATES FEDERAL, STATE OR LOCAL LAWS, ORDINANCES, REGULATIONS AND STANDARDS PROMULGATED UNDER FEDERAL AND STATE OCCUPATIONAL SAFETY AND HEALTH OR ENVIRONMENTAL LAWS.

Unless otherwise expressly provided herein all capitalized terms contained in this Bill of Sale and Assignment of Contracts, Agreements and Commitments shall have the same meaning as the capitalized terms defined in the Agreement.

IN WITNESS WHEREOF, PRATT-READ has caused this Bill of sale and Assignment of Contracts, Agreements and Commitments to be executed by its duly authorized President and Chief Executive Officer as of December 15, 1986.

PRATT-READ CORPORATION


STATE OF
COUNTY OF

SS.

Before me, a notary public in and for said county and
 to be the person who as President and Chief Executive Officer of Pratt-Read Corporation did sign the foregoing.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal at the City of $/ 1$,




$$
5
$$



December 15, 1986

Pratt-Read Corporation Ivoryton, Connecticut06442

Gentlemen:
Reference is made to the purchase of certain assets by us from you pursuant to a certain Asset Purchase Agreement, dated as of December 15, 1986. You have asked us for certain information about our intentions with respect to employees of Pratt-Read Corporation whose work was associated with the assets we are purchasing. You understand that we have the present intention of hiring some of those employees.

Please be advised that after the date hereof, we intend to offer employment to all hourly and salaried employees of the Bristol Division who, immediately prior to the date hereof, were (i) actively employed at the Bristol Division, (ii) on approved leave of absence from the Bristol Division or (iii) on layoff status from the Bristol Division. We intend to hire them at the same salary or hourly rate as they presently have with the Bristol Division. However, the hiring will be for a 30-day trial period during which we will determine if permanent employment will be offered. The fringe benefit package which we offer will be the one which is standard with us.

We emphasize that these are our present intentions. This letter should not be construed as contractually committing us to you or any of these employees with respect to these intentions.

Very truly yours,
CRAMER COMPANY




# JONES, DAY, REAVIS \& POGUE 

| AUSTIN <br> COLUMBUS | (SURREY A MORSE) |
| :--- | ---: |
| DALLAS |  |
| LONDON |  |
| LOSANGELES |  |
| NEW YORK |  |
| PARIS |  |
| RIYADH |  |$\quad 1700$ HUNTINGTON BUILDING

Cramer Company
c/o The Owosso Company
101 Bryn Mawr Avenue
Bryn Mawr, PA 19010
Re: Asset Purchase Agreement dated as of December 15, 1986 By and Between Pratt-Read Corporation, a Connecticut Corporation and Cramer Company, a Delaware corporation

Gentlemen:
We have acted as counsel for Pratt-Read Corporation, a Connecticut corporation ("Pratt-Read"), in connection with (i) the Asset Purchase Agreement dated as of December 15, 1986 (the "Purchase Agreement") between Pratt-Read and Cramer Company, a Delaware corporation ("Cramer"), providing for the purchase by Cramer of substantially all of the assets, other than real property, of Pratt-Read's Bristol Division and (ii) the Lease Agreement dated as of December 15, 1986 (the "Lease Agreement") between Pratt-Read and Cramer, providing for the lease of the real property of Pratt-Read's Bristol Division (the Purchase Agreement and the Lease Agreement collectively referred to as "Agreements"). This opinion is rendered pursuant to Section 3.2(d) of the Purchase Agreement. Terms used in this opinion that are defined in the Purchase Agreement are used herein as so defined.

We have examined such documents, records, and matters of law as we have deemed necessary for purposes of this opinion, and based thereupon we are of the opinion that:
(1) Pratt-Read is duly organized, validly existing, and in good standing under the laws of the state of Connecticut.
(2) The Agreements have been duly authorized, executed, and delivered by Pratt-Read and each of the Agreements is a valid and binding agreement of Pratt-Read enforceable against Pratt-Read in accordance with its terms,

Cramer Company
pecember 18, 1986
page 2
except as the enforceability thereof may be limited by (a) bankruptcy, insolvency, reorganization, moratorium and other laws and legal and equitable principles of general application affecting the rights or remedies of creditors, (b) principles of equity (regardless whether such enforceability is considered in a proceeding in equity or at law), and applicable laws or judicial decisions which may qualify or limit certain rights, remedies or provisions contained therein, but in our opinion, adequate remedies are available for the enforcement of pratt-Read's obligation thereunder.
(3) Neither the execution and delivery by Pratt-Read of the Agreements, nor its performance of its obligations thereunder, will result in the violation of any statute or regulation, or any order or decree known to us of any court or governmental authority binding upon Pratt-Read or its property, or conflict with or result in a default or in creation of a iien under any of the provisions of Pratt-Read's Certificate of Incorporation or By-Laws or, to the best of our knowledge, any lease, indenture, loan agreement, instrument, or other agreement by which Pratt-Read is bound; provided, however, that the Open-End Mortgage Deed dated December 3, 1986 by Pratt-Read to The Connecticut Bank and Trust Company, N.A. ("CBT"), granting a mortgage of the real property of the Bristol Division ("Real Estate"), prohibits any lease of the Real Estate without CBT's prior written consent, and CBT's written consent to a lease of the Real Estate has been obtained.

We have made no investigation or examination of any records or facilities of the Bristol Division or of any of the Assets and therefore have no basis on which to form an independent opinion concerning the extent to which litigation may exist which may materially adversely affect the Assets or the extent to which the use or operation of the Assets may involve any violation of state or federal law. As counsel to Pratt-Read, we have participated in the preparation of the Agreements and related documents in connection with the sale of the Assets of the Bristol Division. From time to time we have had discussions with officers, directors, and employees of Pratt-Read concerning the sale of the Assets of the Bristol Division. Based solely thereon and on the certificate of an executive officer of Pratt-Read dated the date hereof, nothing has come to our attention which would cause us to believe (a) that there is any (i) pending litigation to which Pratt-Read is a party or (ii) any matter that we believe would be deemed to be overtly threatened litigation in which Pratt-Read may become a party, in each case related to the Assets of the Bristol Division which materially adversely affects the business, operations, property or condition, financial or otherwise, of the Assets of the Bristol Division or (b) that the Assets are
employed or operated in violation of any applicable state or federal law, which, in either case, materially adversely affects the business, operations, property or condition, financial or otherwise, of the Assets.

The foregoing opinions are subject to the following qualifications:
(i) This opinion is limited to Ohio and federal law. To the extent that the laws of any state other than Ohio are applicable, relevant or controlling with respect to any agreement or matter we have examined in rendering our opinion, we have assumed that the laws of such state are identical to the State of Ohio.
(ii) As to matters of fact, in rendering the opinion in paragraph 3 hereof with respect to the absence of any conflict between the Agreements and certain other agreements and other matters specifically referred to, we have relied upon the certificate of an executive officer of Pratt-Read dated the date hereof, and we have not made any independent investigation or inquiry whatsoever with respect to the matters of fact set forth in such certificate.

Very truly yours,


## PEPPER, HAMILTON \& SCHEETZ

ATTORNEYS AT LAW<br>2OTH FLOOR<br>THE FIDELITY BUILDING<br>123 SOUTH BROAD STREET<br>PHILADELPHIA, PENNSYLVANIA 19109-1083<br>215-893.3000<br>CABLE ADDRESS PEPFIL PHILADELPHIA<br>TELECOPIER (M485) 215-732-6029. DEX(13600)215-985-9594 DEX ( 3600 ) 215.545 .3477 . Twx 710.870 .0777

GOG SOUTH OLIVE STREET LOS ANGELES. CA 9OOHA 213.617.8151

S GREAT VALLEY PARKWAY MALVERN. PA 19355 215.2\$1.0777

B24 MARKET STREET
WILMINGTON DE IGBOI

December 15, 1986

Pratt-Read Corporation Ivoryton, Connecticut 06442

Ladies and Gentlemen:
We have acted as counsel to Cramer Company, a Delaware corporation ("Purchaser"), in connection with the purchase of certain assets of Pratt-Read Corporation ("Seller").

We have examined and are familiar with the Asset Purchase Agreement between Seller and Purchaser (the "Agreement") of even date herewith, and the Assumption Agreement and Lease, each of even date herewith between the Seller and Purchaser (said three agreements hereinafter are called the "Fundamental Agreements"). We have been furnished with originals or copies certified to our satisfaction of all such corporate records of Purchaser, with such certificates of public officials and of officers of Purchaser and with such other documents, and we have made such other examinations or investigations, as we have deemed necessary as a basis for the opinions hereinafter expressed. We have relied upon such certificates of public officials and of officers of Purchaser with respect to the accuracy of matters contained therein which were not independently investigated by us, and we have assumed the genuineness of all signatures, the authenticity of all documents submitted to us as originals and the conformity with the originals of all documents submitted to us as copies. Terms not otherwise defined herein have the same meaning as in the Agreement.

Based on the foregoing, we are of the opinion that:

1. Purchaser is a corporation duly organized, validly existing and in good standing under the laws of the jurisdiction of its incorporation.
pratt-Read Corporation
December 15, 1986
page Two
2. Each of the Fundamental Agreements has been duly authorized, executed and delivered by Purchaser and is a legal, valid and binding obligation of Purchaser, enforceable in accordance with its terms, except as may be limited by applicable bankrupty, insolvency or similar laws affecting the enforcement of creditors' rights generally or by general equitable principles.

This opinion is given only with respect to the laws of the Commonwealth of Pennsylvania, the Federal law of the United States and the General Corporate Law of the State of Delaware.

Very truly yours,
PEPPER, HAMILTON \& SCHEETZ

By:



## Officer's Certificate

I, Mary Lynn Durham, the duly elected, qualified and acting Assistant Secretary of Pratt-Read Corporation, a Connecticut corporation (the "Company"), DO HEREBY CERTIFY AS FOLLOWS:

The following resolutions were duly adopted by the Board of Directors of the Company on December 15, 1986, which resolutions are in full force and effect on the date hereof and have not been rescinded, annulled or modified in any respect:

RESOLVED, that Harwood B. Comstock, President and Chief Executive Officer of the Company, is hereby authorized, empowered and directed to negotiate an asset purchase agreement providing for the sale of and transfer of all the assets of the Company used in connection with the Bristol Saybrook Division, except for the real property owned by the Company, which assets shall be more specifically described prior to the consummation of the transaction, for a purchase price of not less than $\$ 1,600,000$.

FURTHER RESOLVED, that the President and Chief Executive Officer and the Secretary and Treasurer of the Company, are hereby authorized and directed, for and on behalf of the Company to execute, deliver all such agreements, instruments or other documents and to take all actions as each of them may approve as being necessary or convenient to accomplish the purpose of the foregoing resolution or otherwise to consummate the transaction or other acts contemplated thereby or incident thereto, and the execution and delivery of any such document or instrument or taking of any such action by them shall be conclusive evidence of their approval and of their authority to act.

EXECUTED as of this $19^{1 / 2}$ day of January, 1987.


Mary Lynn Durham Assistant Secretary

## CRAMER COMPANY

## SECRETARY'S CERTIFICATE

The undersigned, James A. Ounsworth, does hereby certify that he is the Assistant Secretary of Cramer Company, a Delaware corporation (the "Company"), and as such is duly authorized to execute this Certificate and does further certify that:

1. Attached hereto as Appendix $A$ is a true and correct copy of certain resolutions duly adopted by the Board of Directors of the Company at a telephonic meeting duly called and held on December 12, 1986, at which a quorum was present and acting throughout and said resolutions have not been repealed or amended, but are in full force and effect on the date hereof.
2. Each of the persons named below is, as of the date hereof, a duly elected, qualified and acting officer of the Company holding the office set forth opposite his name and as such is authorized to execute all documents relating to the transaction referred to in the resolutions attached hereto as Appendix $A$ and the signature set forth opposite such person's name is genuine:

Name
Office
Signature
Thomas L. French
Vice-President

IN WITNESS WHEREOF, the undersigned has set his hand this 15 th day of December, 1986.


I, Thomas L. French, Vice-President of Cramer Company, do hereby certify that on this 15 th day of December, 1986, James A. Ounsworth is the duly elected Assistant Secretary of Cramer Company and that the above signature is his genuine signature.
$l$
Title: Vice-President

## Appendix A

RESOLVED, that the Company be, and it hereby is, authorized and directed to enter into an Asset Purchase Agreement, dated as of December 15, 1986, by and between Pratt-Read Corporation, a Connecticut corporation ("P-R"), and the Company, wherein the Company will purchase certain assets (the "Assets") of the Bristol-Saybrook Company, a division of $\mathrm{P}-\mathrm{R}$ ("the Bristol Division"), which is engaged in the business of manufacturing and selling motors and timers (the "Business").

FURTHER RESOLVED, that the Company be, and it hereby is, authorized and directed to enter into an Assumption Agreement, dated as of December 15, 1986, by and between $P-R$ and the Company, wherein the Company will assume certain of the obligations of $\mathrm{P}-\mathrm{R}$ with respect to its Bristol Division.

FURTHER RESOLVED, that the Company be, and it hereby is, authorized and directed to enter into a Lease for real property owned by $P-R$ and used in the operation of the Business located at 97 Coulter Street, Old Saybrook, Connecticut (the "Lease").

FURTHER RESOLVED, that the proper officers of the Company be and hereby are authorized in the name and on behalf of the Company, to execute and deliver the Asset Purchase Agreement, the Assumption Agreement and the Lease, generally in the form discussed at this meeting of the Board of Directors, with such modifications thereto as they may deem appropriate, their authority to be conclusively evidenced by their execution thereof.

FURTHER RESOLVED, that the proper officers of the Company be and hereby are authorized, in the name of and on behalf of the Company, to negotiate, execute and deliver such additional agreements and to take such other actions as may be necessary or appropriate to effect the purchase of the Assets and to consummate the transactions contemplated by the Asset Purchase Agreement, the Assumption Agreement and the Lease.

# Nationwide Information Services, Ine. 

December 31, 198

## Susan Patton

Pepper Hamilton \& Scheetz
123 So. Brood St.
20th Fl.
Philadelphia, PA 19109

Subject: Pratt-Read Corporation
Jurisdiction: CT Secretary of State
Search Date: 12/17/86
Dear Ms. Patton:
We have caused a search to be made of the above jurisdiction for Uniform Connercial Code and Federal Tax Liens filed against the above named subject. As of the close of business of this search date we find:

DATE EILE*
10/07/86 669002V
$12 / 16 / 86 \quad 678727 V$
10/07/86 668998V
$\begin{array}{ll}\text { 07/101/86 } & 655270 \text { excepr Brist/-5ugbrook itscets }\end{array}$
Please see 4 UCC's enclosed - no record found for Federal Tax Liens...
Our information is as accurate as reasonable care can make it. However, the ultimate responability for maintaining files rests with the filing officer and we will accept no liability beyond the exercise of reasonable care.

* Nationwide Information Services
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* FOR FILING OFFICER USE:
* RC-2691
* Jan. 13, 1987
* LPM
* 
* 

$\star$

FILING OFFICER: Please furnish certificate showing whether there is on file as of, 19 at any presently effective financing statement naming the above debtor, and if there is, give date and hour of filing of each such statement and names and addresses of each secured party named therein. Enclosed is statutory fee of $\$ \mathbf{\$ . 0 0}$

XX Please furnish copies of the following. Enclosed is a fee of $\$ 3.00$ for the first three pages of each statement plus $\$ 3.00$ for the fourth and each additional page of each statement.
-grarich

File \#: 669002
Date Filed: October 7, 1986
secured Party: Connecticut Bank \& Trust Co. Hartford, Ct
Equipment, machinery, furniture, fixtures, inventory, general intangibles, accounts receivable, contract rights, chattel paper and all other items of personal property, plus proceeds of collateral.

Partial Release: \#678727 Dec. 16,1986
All accounts \& accounts receivable, inventory, machinery, equipment and other personal property in transfer agreement between Debtor and Cramer Co. dated 12-12-86

File \#: 668998
Date Filed: Oct. 7, 1986
secured Party: Connecticut Bank \& Trust Co.
Hartford, Ct
Equipment, machinery, furniture, fixtures, inventory, accounts accounts receivables, contract rights, general intangibles, and all other items of personal property, plus products and proceeds of collateral.

File \#: 655270
Date Filed: July 1,1986
Secured Party: Jaffin Schneider \& Conrad New York, NY
All accounts receivable, inventory, machinery, equipment, goods and chattel paper, with additions, replacements, and all proceeds of collateral.

Debtor: Pratt-nead Corporation

Ivain Street

Ler 112 som.n. 669002

Secured Partyz The Connecticut mank and Irust Company, W.A. 100 Constisution plasa, 17th Fleor martiort, Connetieut 0 Eles
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(g) All other collateral in which the Deblor may mereafter grant to the secured Party a security interest.
(h) all renevols, substitutions, replecemants, adilitions, accessions, proceeds, and produces of any and all of the foregoing.

The Debtor and/or ite afliliatea and/or aubsidiaries may also conduct operations irom and/or locate assets at other locations inciuding, $\begin{aligned} & \text { ithout limiting to, the followsat: }\end{aligned}$
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- JEGUREC DARTY!!ESI AND ADDRESSES

The Connecticut Bank and Trust Company, N.A.
100 Constitution Plaza 17ch Floor Hartford, CT 06115

678727


Min warement refers to original filing Statement No. $669002 \quad$ Oared October 71986
A CONTINUATION. The original financing statement between the foraging Debtor and Secured Party, bearing the file number shown above. is still effective A. DPARTIAL RELEASE . From the cailareral described in the tinanong statement bearing the file number shown, the secured party releases mine property indicated below C. DASSIGNMENT. The Secured Party certifies that the Secured Party has assigned to the Assignee whose name and address is shown below, secured Parry's night under itFinancing Statement bearing the lite number shown above in the property indicated below

- Termination. The Secured Part certifies that the Secured Party no longer clams a security interest under the financing statement bearing the file number shown aboveDAMENDMENT. The financing statement bearing the above tile number is amended as self tort below.
All accounts, accounts receivable, inventory, machinery and equipment and other personal property of the so-called "Bristol-Saybrook Division" of Pratt-Read Corporation as described more particularly in a certain transfer agreement between Pratt-Read corporation and Cramer Company dated December 15, 1986. In all ocher respects, the secured Party's lien remains unmodified and in full force and effect and fully encumbers all other assets of Debtor.


STANDARD FCRM-IJNIFERIM COMAMEFCIAL SCDE-FORiG UCC.うREリ. 3.77

This Financing Statement is filed with Office of the Secretary of the State. Uniform Commercial Code Div. 30 Trinity St. Martrord. Conn 00100

Pratt-Read Corporation Main Street
Ivoryton, Connecticut 06442
NAME AND ADDRESS OF SECURED PARTV Or Ancona Company, N.A.
100 Constitution Plaza
17 th Floor
Hartford, CT 06115

1. This financing statement covers the following types tor rems) of property (Describe)

All equipment, machinery, appliances, furniture, fixtures, inventory, goods, accounts, accounts receivable, bank accounts, instruments, documents, chattel paper, cash, contracts, contract rights, general intangibles and all ocher items of personal property as more particularly described in Schedule $A$ attached hereto and made a part hereof and proceeds and products of all of the foregoing.
 77



1. This financing statement covers the following types (or teems) at property (Describe)
All equipment, machinery, appliances, furniture, fixtures, inventory, goods, accounts, accounts receivable, bank accounts, instruments, documents, chattel paper, cash, contracts, contract rights, general intangibles and all other items of personal property as more particularly described in Schedule $A$ attached hereto and made a part hereof and proceeds and products of all of the foregoing.
SEE OVERSIZE FILE

2. It collateral is crops the above described crops are growing or are to de grown on describe real estate above or an a separate shepli
3. It aoplicabiel the above goods are to become fixtures on idescribe real estate above or on a separate ineetiond tiling statement is to be tiled tor record in inc real estate records.
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Pratt-Read Corporation
Main Street
ivoryton. Connecticut 06462
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 rmincrion. Secured perty no tonger deims a atarity interem under the financing statemem bearing filo momber shown above.
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$\qquad$ $\because$
 I-Sapbrad Divisies" of Pratt-hoed Corporation on or prier to Docemer 15, INM and sold pargent

15. 1sen, other that the sssets listed an Schadole A atteched herete. Exeept ase ecified bopoly, goling financiay statenent reacias mondified and is fall force and affoct. Witheat liaitlong the ty of the foreggiag, mether collateral la affected by this Fora vefu.

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Filing Offizw is reauested to nete file number, dete aed hour of tiling on the copy ond refurn to the parson tiling, os on ecknowiodgement.

## Schedule A

The following assets, properties, rights and interests of the Pratt-Read Corporation used in connection with the Bristol-Saybrook Division have not been released by Secured Party:
(1) Cash, Securities and Prepaid Items. All of Pratt-Read Corporation's cash on hand or on deposit, certificates of deposit, time deposits, securities or similar items;
(2) Certain Records. Pratt-Read Corporation's corporate books and records, and tax returns and tax support information, including, without limitation, all business records, written materials and other confidential and proprietar: information owned by Pratt-Read Corporation and which relate to businesses operated by Pratt-Read Corporation other than the business of the Bristol-Saybrook Division; and
(3) Certain corporate Names. Any rights to the names "Prat t -Read Corporation", "pratt-Read" or any variation thereof.

|  |  |  |
| :---: | :---: | :---: |
|  |  | Cothinc Sbiciz Sate |
| Pratt-Read Colpcration | Jamin, Schneider o Conrad |  |
| Main Street |  |  |
| Ivoryton, CT 06442 |  |  |
|  | 230 Park Avenue |  |
|  | New York, :Vew 10169 | . |

For types (or items) of property covered $\begin{aligned} \text { in this }\end{aligned}$
Einancing Siatement see Continuation Sheo: attached
hereto and by this reference specifically made a part hereof.

SEE OVERSIZE FILE

corituation 1ry

Debtor: Pratt-Reed Corporation
secured Party: Jeffia, Bchatier conrad

This ilanocing statemont covers ald
of the collateral wieh is cefion in the security agrement datel as of may 7 , 1986 and made under the laws of the state of flow York (khe "Mrtement') between Pratt-mead Corporation (Debjor) and Jatein, Eehneider Consed secured Partyl. to man:
(1) all of Dabtor' $n$ ecconts racelvable. inventory, achinery and oquipmat land caditions thereto and replacemats therceil exope inventory of Debtor' key and action Busimers located at Central, south Carolim, and assets of the iristol division of the Dabeoz!
(11) all property, goods and chattele of the cete elames as hereimabove described, scquired by the Debtor subsoquant to the axecution of the Agrecmat and prior to ite terminations
(iii) ali proceeda thereof. it anys and
(iv) all iscreagen, substitutions, roplacemats, additions and acessions thereto.

American Keyboard Company
Pract-Read Corporation, d/b/a


Main Street
Ivoryton, Connecticut 06442
17th Floor
Hartford, CT 06115
This financing statement covers tine totiowing Mes (or items) of property (Describe)
All equipment, machinery, appliances, furniture, fixtures, inventory, goods, accounts, accounts receivable, bank accounts, instruments, documents, chattel paper, cash, contracts, contract rights, general intangibles and all other items of personal property as more particularly described in Schedule A attached hereto and made a part hereof and proceeds and products of all of the foregoing.


SEE OVERSIZ FILE

3. (If applicable) the above goods ore to become fixtures on (describe real entire above or on a seperere shevat) and filing statement is to be tiled for record in the real usia. records.


# uTi isumbun <br> 668999 

## Secured Paptyi The Conmetleut Sank and Trust Company. M.A. 100 Constitution plase, 17th Fleop martion, Connotileut ocies

(a) All sccounes mak ceconats, cccounes peceivable, contracts, contreet fleate, general intanglales rolaced to or , etsing irci any cecount, notes, Cocumats, chattel peper, inetrumats. scegrasces, drafts or ofler form of obligations and rectivables of the pebtor arisim frem the sale or lease of inventory of renaitica of enplices by pobter in che ordimary course of its buinest or othervise lall of the foregoing boing
 disted on eny seboules, assignants or reports iurnished to
 now existing or are creop at at any sim hercalter. segpther vith oll greds. Inventery aris merchandise roturned zi or roclalmed by or repoascaned ircm custemers yberever avel gools, laventert and mrchandise are lecatci, and 11 proconds simpret includim
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(c) All boors, records, eusemer liste, supplier Ilses. 1edoers. ©idences of shipping. involces, purcheng. Ife., selen orders and $2 i l$ other wicences of the pebeor's burisicat records. incluaing all cabimes, Arcwers, otc. stat may holl the sanes computer records, lists, coltvare, prearang, tapever leceteds all thether now exiseing or herceicer arising or acguired.
(d) All of the Debor's iaveatory, vatior now ounce or bereafter cecuiref. Inclualm vithout limitation (colioctively herein calla the "imventery'ii (is cil goed manufecturce of = squired 80 s sade or leane, und any plece coon. rev meterlale. work in process and IInished muphandice, linilnge or cempeneak materials, and all supilies, gools, incidantals, ofitco supplies. packaging materials, and any and ail itent incivalm machimery and equipent wad or congund in the eperation of ine busimes of the Debtor of which coneribute to the IInished prit . $t$ or to the sale. prcmetion and shipment thereef, In will the Dobtor now or at any tín mereafter ey have an faterest. viatner or not such inventery is liased in this corement on any reports Eurnished so in encured party frem time to eime (ii) all inventory vitecbar or not the same is in trangit or in the constructive. ectual or esclusive oceupancy of poeseasion of che pebter or is wid by the Dobtor or by others for the Accounts. inciuding vithout ifilitatlea, all geods cevered by purchase orders and conercets vieh ovppliers and all geods bilica and held by suppilersi (ilif ald lavencory vileh mer be locased ea promisea of tho Dobtor of of any carrier, lorvarding eqents, iruckers, varobocismen, vendors, sellim apents or chird pareieas (iv) ali general intangibles relation to or arising cut ol inver. ryi (v) all procens and produces of the foreqoing resuliting frem the sale, lease or other diaposition of inventory. including cash, ceconats receivable, other non-cash procechs and trace-ing (vi) vith reapet to after-acoulred liventory, the security lacerest shali be doend to to purchase money security iatereat.
(o) 111 patcats, copyítres, trusamen, tradanarks, opplicetion therefor, and licement to miy patont. copright, tridearks, or trudenmes that ehe Debtor mow ouns, has the rfote to ve or may mercafter cun or acquire the sight se vee. The secured Party's sceuriey interest, as set forth di this
 for che cacured Ferty to esercise or ett ch full benile and velve from the othar securlit laterests sot forth merolin.
(8) Asi cquipant, melimery, appliances, furalture, flatures, mer elselme or mertalter erisimg, utoramer losated.
(g) All otber collateral in which the bobtor any bercafter grat to the secured Party a security intoreat.
(h) All renevals, substitutions, replecements, edditions, accessions, procepde, and pretucts of any and all of the forcgoling.

The Dobtor endor its affiziaces andor subsidiorices mat also conduct operations fram and/or locate assets at other locations inciuding, wishout linitimg to, the sollcuring:

Main sercer
ivoryten, Connoctieut 06642
Houte 100 (Town of morsistown) Morrisville. Vermont 05662

57 Coulter Sereet
O18 saybrook, Connectieut 06475
1255 mallroed Arence
Eridqepert, Conmeticut 06605
couth Caroline Ilghver 93
Centrel, south caceline 25630

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Levis. Hew Tort 12950
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Mow mapren. Wov Rumpshire 032

27 r-st iroad street Pavk .uct. Connecticut 06379


watiea. The original finoncing statemem between the foregaing Debtor and Secured Porty, beering file number shown above, is still effective.
netion. Seared party no longer elains a security interest under the financing stetement beoring fite number shown above.
ment. The cecured porty's righ under the finoncing statemem bearing file number shown abow to the property described in them 10 hove been ancigned to the assignes whose nome and oddress appeors in 1tem 10.
tment. Finoncing Statemem beoring file number shown above is amended as set forth in hem 10.
0. Secured Porty releoses the collateral described in liem 10 from the financing stotwment bearing file number shown above.

M Porty ne lenger clajes any interest in the personal property weed in comection aith the eo-called
 rtala Asent Purshase Agroesent between Pratt-head Corporation end Craser Company deted a of
 ing financing statement recoims unodified and in full force and affoct. Withent liaditim the $\cdots$ of the forogolag, ne other collatoral is affectod by this fors uec-3.

No. of odditional Sheets presented:
 noture(s) of Debtor(s) (necessory anty if trem, ifie oppliceble).


Signature(s) of Secured Party(ios)

Filing Officer is requested to note fite number, date and hour of tiling on this copy and return to the person filing, as an ocknowiedgement.

The following assets, properties, rights and interests of the Pratt-Read Corporation used in connection with the Bristol-Saybrook Division have not been released by Secured Party:
(1) Cash, Securities and Prepaid Items. All of Pratt-Read corporation's cash on hand or on deposit, certificates of deposit, time deposits, securities or similar items;
(2) Certain Records. Pratt-Read Corporation's corporate books and records, and tax returns and tax support information, including, without limitation, all business records, written materials and other confidential and proprietary information owned by Pratt-Read Corporation and which relate to businesses operated by Pratt-Read Corporation other than the business of the Bristol-Saybrook Division; and
(3) Certain corporate Names. Any rights to the names "Pratt-Read Corporation", "Pratt-Read" or any variation thereof.

# Nationwide Iniormation Services, Inc. 

December 31, 196
Susan Patton
Pepper Hamilton \& Scheetz
123 So. Brood St.
20th Fl.
Philadelphia, PA 19109
Subject: Pratt-Read Corporation
Jurisdiction: CT Secretary of State
Search Date: 12/18/86
Dear Ms. Patton:
We have caused a search to be made of the above jurisdiction for Suits andJudgents against the above named subject. As of the close of businessof this search date we find:
No record. . . . . . . . . .
Our information is as accurate as reasonable care can make it. However,the ultimate responsibility for maintaining files rests with the filing officerand we will accept no liability beyond the exercise of reasonable care.

## Nationwide Information Services, Inc.

January 8, 1987
Susan Patton
Pepper Hamilton \& Scheetz
123 So. Brood St.
20th Fl.
Philadelphia, PA 19109

Subject: Pratt-Read Corporation Jurisdiction: Old Saybrodk Town, CT Search Date: 12/08/86

Dear Ms. Patton:
We have caused a search to be made of the above jurisdiction for filings under the Uniform Comeroial Code filed against the above named subject. As of the close of business of this search date we find:

DATE FILEF
12/04/86 LIB 0329 PG 0343 V
Please see 1 UCC enclosed...........
Our information is as accurate as reasonable care can make it. However, the ultimate responsibility for maintaining files rests with the filing officer and we will accept no liability beyond the exercise of reasonable care.

- IDEPRUChonts

1. Remeve Socured Party and Debtor copies and send orther 4 capies with interleoved carbon paper to the Secratary of the Stote. Enchose filing face.
2. If the spece provided for ony item(s) on the form in inodequate the inem(s) should be continued on additional sheats, praferably $8^{4} \times 10^{\circ}$. Onty one copy of evech ederion sheets need be presented to the filing officer with a set of four copies of Form UCC-1. Long schedules of collateral, indentures, etc., may be on any mze paper that is a venienf for the secured party. Do not attach to UCC. 1 form.
3. If collateral covers timber, minerals inciuding oil and gas or accounst finonced ot the wellheod or minehead, this financial statement shall show that it covers this type coliaseral, shall recite that it is to be filed in the real estate records ond the finencing stotement shall contain a description of the real estate.
4. When o copy of the security ogreement is used as a financing stotement, it is requested that it be accompansed by a completed but unsigned set of UCC. 1 for ms, withe entra fee. Do not arrach to UCC-1 form.
5. At the time of original filing. filing officer will raturn third copy as an ocknowledgement. At a later time, secured party may date and sign termination legend and . third copy as a Termination Statement.
 NWME AND ADDEESS OF DELTOR IOT AUMNOR
Pratt-Read Corporation Main Street Ivoryton, Connecticut 06442 NAME AND ADDRESS OF SECURED PARTY (Or Airngnee) (FOR FiUNG OFFICER (Dote, Time Number) The Connecticut Bank and Trust Old Saybrook Town Clerk Company, N.A.
100 Constitution Plaza
17th Floor
Hartford, CT 06115
6. This finoneing statement cavers the following rypes (or items) of property (Describe)

All' equipment, machinery, appliances, furniture, fixtures, inventory, goods, accounts, accounts receivable, bank accounts, instruments, documents, chattel paper, cash, contracts, contract rights, general intangibles and all other items of personal property as more particularly described in Schedule $A$ attached hereto and made a part hereof and proceeds and products of all of the foregoing. The legal description of the real property upon which the foregoing is located is set forth in Schedule $B$ attached hereto and made a part hereof. The name of the owner of record is Pratt-Read Corporation.
$\therefore \mathrm{F}_{\mathrm{F}} \mathrm{C}$
 3. (th applicable) the above goods are to become fixtures on (describe real estate above or on a seperate sheet) and filing statement is to be filed for record in the real estate records.:
D . (ff debtor does not have an interest of record) the name of the owner is
 (If products of collateral are daimed) products of collateral are also covered.

Number of additional shestr prevented.
$\square$ Debtor is a fransmitting utility as defined in 420.9.402 Conn. General Statutes. -
WHICHEVER
IS

APPLICABLE $|$| PRAPI-RGAD CORPORARION |
| :--- |
| By |

Signoture of Secured Pary iO Abligneqe)
(1) Filing Offlcer Copy - Alphabetical
STANOARD FORM - UNIFORM COMMERCIAL CODE FORM UCC. 1
(a) Debtor Copy ORIGINATOR - Remove this copy and forward balance of form intect for filing.

To all People to whom these Presents shall come, Greeting:
know ye, that the connecticut bank and trust company, na.


IN WITNESS WHEREOF, THE CONNECTICUT BANK AND TRUST COMPANY, NA.
ha s hereunto set its hand this $19^{\text {th }}$ day oppecember 1986


the connecticut bank and tryst company, na.


STATE OF CONNECTICUT. COUNTY OF
88.

18

## Personally Appeared

Signer (s) of the foregoing Instrument, and acknowledged the same to be
free act and deed, before me.

Mater Panic/\& of Pages / Cemmiastomer of Superior Court
STATE OF CONNECTICUT. COUNTY OF HHRFRD


## Nationwide Information Services, Inc.

```
January 8, 1987
Susan Patton
Pepper Hamil ton & Scheetz
123 So. Brood St.
20th Fl.
Philadelphia, PA 19109
Subject: Pratt-Read Corporation
Jurisdiction: Old Saybrook Town, CT
Search Date: 12/08/%6
Dear Ms. Patton:
We have caused a search to be made of the above jurisdiction for Federal Tax Liens filed against the above named subject. As of the close of business of this search date we \(f\) ind:
No record...........
Our information is as acourate as reasomable care can make it. However, the ultimate responsibility for maintaining files rests with the filing officer and we will accept no liability beyond the exercise of reasonable care.
```


## Nationwide Information Services, Inc.

January 8, 1987
Susan Patton
Pepper Hamilton \& Scheetz
123 So. Brood St.
20th FI.
Philadelphia, PA 19109

Subject: Pratt-Read Corporation Jurisdiction: Old Saybrook Town, CT Search Date: 12/08/86

Dear Ms. Patton:
We have caused a search to be made of the above jurisdiction for State Tax Liens filed against the above named subject. As of the close of business of this search date we find:

No record. . . . . . . . .

Our information is as accurate as reasonable care can make it. However, the ultimate responsibility for maintajning files rests with the filing officer and we will accept no liability beyond the exercise of reasomble care.

## Nationwide Information Services, Inc.

January 26, 1987<br>Susan Patton<br>Pepper Hamilton \& Scheetz<br>123 So. Brood St.<br>20th Fl.<br>Philadelphia, PA 19109

Subject: Pratt-Read Corporation
Jurisdiction: Middlesex Co., CT
Search Date: 01/14/87
Dear Ms. Patton:
We have caused a search to be made of the above jurisdiction for Suits and Judgments against the above named subject. As of the close of business of this search date we $f$ ind:

DATE FILE*
11/07/86 DOC CV-8500437395

Our information is as accurate as reasonable care can make it. However, the ultimate reaponsibility for maintaining files rests with the filing officer and we will accept no liability beyond the exercise of reasonable care.

```
REGARDING:
JURISDICIION:
We have caused a search to be made regarding the above capeioreci (203)
subject in an effort to develop outstanding or effective:
(x ) Suits - Judgements
( ) State Tax Liens
( ) Federal Iax Liens
( ) Uniform Commercial Code Finamcing Statements
The following are a matter of record:
File/Docket Number Date_ Secured Party/Plaintiff
```



```
                                    For $10,000.00
                                    (Pending claimed for trial )
Our search ran from 1-1-76_ Thru_1-22-87
( ) Copies are attached
( ) No record of gubject found in this jurisdiction
(x ) Remarks Note: There were many other cases but they were withdrawn.
```



The information contained in this report is strictly confidential. Although obtained from sources deemed reliable. the accuracy of same is not guaranteed. No liability is assumed by the searcher.

Docket No. CV-85-0043739S



## RELEASE OF ATTACEMENT

This is to certify that a certain attachment lien file in the Town Clerk's Offer in the town of....Essex.
and State of Connecticut on the .. 27 th
in the Country of ...Middlesex.
dey of .. . March 1985, and recorded in Vol. 95 page 674 in favor of Anevka, Inc....... .................... the plaiatia in acid action and against.... Pratt-Pead Corporation .............. defendant upon certain real estate situated in said town of .. Essex .. .. ... . .... ................. and more particularly
 xattonturgk


# Nationwide Iniormation Services, Inc. 

December 31, 1986
Susan Patton
Pepper Hamilton \& Scheetz
123 So. Brood St.
20th Fl.
Philadelphia, PA 19109

Subject: Bristal-Saybroak Company
Jurisdiction: CT Secretary of State
Search Date: $12 / 18 / 8$
Dear Ms. Patton:
We have caused a search to be made of the above jurisdiction for Unf form Conmercial Code and Federal Tax Liens filed against the above named subject. As of the close of business of this search date we find:

DATE FILE
$10 / 07 / 86$ 669001
Please see 1 UCC enclosed - no record found for Federal Tax Liens...
Our information is as accurate as reasonable care can make it. However, the ultimate responsibility for maintaining files rests with the filing officer and we will acopt no liability beyond the exercise of reasonable care.

File \#: 669001
Date Filed: October 7, 1986
secured Party: Connecticut Bank \& Trust Co. Hartford, Ct

Equipment, machinery, furniture, fixtures, inventory, accounts, accounts receivable, contract rights, intangible personal property and proceeds and products of collateral.

This was terminated on December 16,1986

The Bristol-Saybrook Conupany
a division of Pratt-Read
corporation
Main Street
Ivoryton, Connecticut 06442

The Connecticut Bank and Irust Company, N.A.
00 Constitution Plaza 7th Floor
flartford, CT 06115

1. This financing statement covens the following types (ar items) of property (Describe)

All equipment, machinery, appliances, furniture, fixtures, inventory, goods, accounts, accounts receivable, bank accounts, instruments, documents, chattel paper, cash; contracts, contract rights, general intangibles and all other items of personal property as more particularly described in Schedule $A$ atcached hereto and made a part hereffand proceeds and products of all of the foregoing.

 3. (If applic
(If debtor does not have on interest of record) the name of the owner is $\qquad$ (If products of collaterai are claimed) products of collateral are also covered.

(1) Filling Officer Copy - Alphabetical

STANDARD FORM • UNIFORM COMMERCIAL CODE F FORM UCC. 1

## Bristol-Saybrook Company

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* Nationwide Information Services
```

* RI-5206
* Jan. 13, 1987
* LPM
* 
* 
* 

FILING OFFICER: Please furnish certificate showing whether there is on file as of, 19 at any presently effective financing statement naming the above debtor, and if there is, give date and hour of filing of each such statement and names and addresses of each secured party named therein. Enclosed is statutory fee of $\$ 6.00$

XX Please furnish copies of the following. Enclosed is a fee of $\$ 3.00$ for the first three pages of each statement plus $\$ 3.00$ for the fourth and each additional page of each statement.

None



## Nationwide Iniormation Services, Inc.

December 31, 1986
Susan Patton
Pepper Hamilton \& Scheetz
123 So. Brood St.
20th Fl.
Philadelphia, PA 19109

Subject: Bristal-Saybrodk Conpany
Jurisdiction: CT Secretary of State
Search Date: 12/18/86
Dear Ms. Patton:

We have caused a search to be made of the above jurisdiction for Suits and Judgents against the aboye named subject. As of the close of business of this search date we find:

No record
Our information is as accurate as reasonable care can make it. However, the ultimate responsi bility for maintainigg files rests with the filing officer and we will accept no liability beyond the exercise of reasonable care.

## Nationwide Information Services, Inc.

```
January 8, 1987
Susan Patton
Pepper Hamil ton & Scheetz
123 So. Brood St.
20th Fl.
Philadelphia, PA 19109
Subject: Bristol-Saybrook Company
Jurisdiction: Old Saybrock Town, CT
Search Date: 12/08/86
Dear Ms. Patton:
We have caused a search to be made of the above jurisdiction for filings under the Uniform Comeraial Code filed against the above named subject. As of the close of business of this search date we find:
No record............
Our information is as accurate as reasonable care can make it. However, the ultimate responsibility for maintaining files rests with the filing officer and we will accept no liability beyond the exercise of reasomable care.
```


# Nationwide Information Services, Inc. 

January 8, 1987<br>Susan Patton<br>Pepper Hamilton \& Scheetz<br>123 So. Brood St.<br>20th Fl.<br>Philadelphia, PA 19109

Subject: Bristal-Saybroek Company Jurisdiction: 01d Saybrock Town, CT
Search Date: 12/08/86
Dear Ms. Patton:
We have caused a search to be made of the above jurisdiction for Federal Tax Liens filed against the above named subject. As of the close of business of this search date we $f$ ind:

No record. . . . . . . . . . .

Our information is as accurate as reasonable oare can make it. However, the ultimate responsibility for maintaining files rests with the filing officer and we will accept no liability beyond the exercise of reasonable care.

## Nationwide Information Services, Inc.

```
January 8, 1987
Susan Patton
Pepper Hamil ton & Scheetz
123 So. Brood St.
20th Fl.
Philadelphia, PA 19109
Subject: Bristal-Saybrook Company
Jurisdiction: Old Saybrock Town, CT
Search Date: 12/08/86
Dear Ms. Patton:
We have caused a search to be made of the above jurisdiction for State Tax
Liens filed against the above named subject. As of the close of business of
this search date we find:
No record.........
Our information is as accurate as reasonable care can make it. However, the ultimate responsibility for maintaining files rests with the filing officer and we will accept no liability beyond the exercise of reasonable care.
```


## Nationwide Iniormation Services, Inc.

January 26, 1987

```
Susan Patton
Pepper Hamilton & Scheetz
123 So. Brood St.
20th Fl.
Philadel phia, PA 19109
Subject: Bristal-Saybrock Company Jurisdiction: Middlesex Co., CT Search Date: 01/14/87
```

Dear Ms. Patton:

We have caused a search to be made of the above jurisdiction for suits and Judgents against the above named subject. As of the close of business of this search date we $f$ ind:

No record. . . . . . . . . . . . . . .

Our information is as accurate as reasopable care can make it. However, the ultimate responsibility for maintaining files rests with the filing officer and we will accept no liability beyond the exercise of reasomble care.

## REGARDING:

BRISTOL-SAYBROOR COMPANY

- JURISDICIION:

Middlesex County Superior Court, CT

We have caused a search ro be made regarding the above captiored subject in an effort to develop outstanding or effective:
( ${ }^{x}$ ) Suits - Judgements
( ) State Tax Liens
( ) Eederal. Tax Liens
( ) Uniform Commercial Code Financing Statements
The following are a matter of record:
File/Docket Number
Date
Secured Party/Plaintiff

CLEAR

Our searchtanfrom 1-1-76 Thru_1-22-87
( ) Copies are artached
( ${ }^{\text {( ) No record of subject found in this jurisdiction }}$
( ) Remarks
jort for: Karen at \#295 Date: 1 -22-87
r Ref \#: Index: $\qquad$
information contaned in this report is strictly confidential. Although obtained from sources deemed reliable. the accuracy ame is not guaranteed. No liability is aspumed by the searcher.

203

