PURCHASE MONEY NOTE

$260,000.00 **September 28, 2007**

FOR VALUE RECEIVED, MERIDEN PROPERTIES, LLC, having an address at 163 Pratt Street Meriden, CT 06450-4250, and tenants (jointly and severally, "Maker") promises to pay to the order of Curtis Corporation, having a mailing address at 993 Hamilton Avenue, Watertown, Connecticut 06795, or its assigns, ("Holder"), or at such address or such other place as the Holder hereof may designate, the principal sum of Two Hundred Sixty Thousand and 00/100 Dollars ($260,000.00), together with interest at an annual rate of 8% as follows:

By payment of the sum of Two Thousand Four Hundred Eighty-Four Dollars and 70/100 Dollars ($2,484.70) which amount represents a principal repayment in an amount sufficient to amortize the original principal amount of this Note over a period of fifteen (15) years together with interest at the foregoing rate. Each payment shall be due and payable monthly in arrears commencing November 1st, 2007 and continuing on the first day of each month thereafter to and including October 1st, 2012. The entire balance of this Note, together with any unpaid amounts due hereunder, will become due and payable on October 1st, 2012. Holder hereby waives interest for the period from and including the date hereof through and including September 30, 2007. Maker acknowledges that a substantial balloon payment will be due and payable on October 1st, 2012.

Holder may collect a "late charge" not to exceed an amount equal to five percent (5%) of any installment of interest and principal which is not paid within five (5) days of the date on which said payment is due in order to cover the extra expenses involved in handling such delinquent payment. All payments by Maker hereunder shall be applied first to late charges, then to accrued and unpaid interest and the balance on account of the principal of this Note.

Maker agrees to pay all taxes and duties assessed upon said sum against the Holder or other owner of this Note, the debt evidenced hereby, or the mortgage securing the same, and upon the property by mortgage of which the same is secured, and to pay all costs, expenses and attorneys' fees incurred by the Holder in any proceeding for collection of the debt evidenced hereby, or in any foreclosure of the mortgage securing this Note, or in protecting or sustaining the lien of such mortgage, or in any litigation or controversy arising from or connected with this Note or the mortgage securing the same.

In the event of default in the payment of any installment of principal or interest due under this Note for a period of ten (10) days after the same shall be due, or if the Maker shall fail to pay any taxes or municipal assessment or any insurance premiums or any lien or charge or any other encumbrance, including, without limitation, any mortgage upon any property by mortgage of which this Note is secured within a period of thirty (30) days after the same shall be due, or if the Maker shall fail to perform any covenant contained in the mortgage deed securing the payment of this Note for thirty (30) days after a notice in writing thereof, or if a petition shall be filed by or against the Maker under the Federal Bankruptcy Act or acts amendatory thereof or supplementary thereto, or under any Statute either of the United States or any state in connection with insolvency or reorganization, or for the appointment of a receiver or trustee of all or a portion of the Maker's property, and any such receiver or trustee is not discharged or removed within ninety (90) days after such petition, or if an assignment of the Maker's property be made for the benefit of creditors, or if the Maker shall liquidate or dissolve or shall be liquidated or dissolved, or if any

building on said premises shall be substantially damaged in any manner and shall not be covered with insurance deemed adequate by the Holder, or if title to any portion or all of the property mortgaged to secure this Note shall become vested in any person or entity other than the Maker hereof. Then, in any of such events, the entire then remaining balance of this Note shall, at the option of the Holder hereof, become immediately due and payable, and any failure to exercise said option shall not constitute a waiver of the right of said Holder to exercise said option at a later time.

Every Maker, Endorser, Guarantor or Surety of this Note waives diligence, demand, presentment for payment, notice of non-payment, protest, and notice of payment, and notice of any renewals or extensions of this Note.

The Maker agrees that (i) all expenditures by the Holder as a result of any action taken by it under this Note, other than an advancement of principal, and (ii) the principal balance of this Note after maturity or in the event of a default that continues for more than ten (10) days, and the amount of any deficiency judgment after foreclosure of the mortgage securing this Note, shall bear interest at the lesser of twelve (12) percent or the maximum rate of interest then permitted by law.

The Maker of this Note agrees that this Note is evidence of a commercial loan transaction, and the mortgage and other security hereof constitute a commercial and not a consumer transaction, and the Maker waives any right to notice of and hearing on the right of Holder under Chapter 903a of the Connecticut General Statutes or other statute or statutes affecting prejudgment remedies, and authorizes Holder's attorney to issue a writ for prejudgment remedy without court order, provided the complaint shall set forth a copy of the waiver.

Maker shall have the privilege upon not less than thirty (30) days' prior written notice to Holder of prepaying this Note in full or in part without penalty.

Should this Note be signed by more than one Maker, references in this Note to the Maker in the singular shall include the plural and all obligations herein contained shall be the joint and several obligations of each signer hereof.

This Note shall be governed by and construed in accordance with the laws of the State of Connecticut.

MERIDEN PROPERTIES, LLC

By: _____
Christopher Z. Komondy
Its PROPERTY MANAGER

This Note is secured by a Mortgage of even date herewith on real estate located at 153, 163, 169, 171 & 177 Pratt Street, 103 & 105 Twiss Street, Meriden Connecticut

TENANT: YE OLDE BOOK BINDERY LLC.

By: _____
Its MANAGING MEMBER.