

# EXHIBIT H

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SEP REC

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10/19/2006 11:42:00 OTHER Pg 1/5

AMENDMENT OF MORTGAGE

Amendment of Mortgage dated October 18, 2006 by and between ROBERT V. WALLACE, JR., TRUSTEE OF BD LENDING TRUST, u/d/t dated September 29, 2006, having an address of 376 Boylston Street, Boston, MA 02116 (hereinafter referred to as the "Lender"), and LINK DEVELOPMENT LLC, having an address of 229 Berkeley Street, Boston, MA 02116 (hereinafter referred to as "Borrower").

WHEREAS, the Lender is the holder of a Promissory Note from the Borrower to it dated September 29, 2006 in the original principal amount of SIX HUNDRED THOUSAND AND 00/100 DOLLARS (\$600,000.00) as affected by a certain Loan Modification Agreement effective as of October 18, 2006 (collectively, the "Note"); and

WHEREAS, the Note is secured by (i) a Mortgage dated September 29, 2006 on the property known as Off Route 1 and Lynn Fells Parkway and 1-12 Denise Drive, Saugus, MA, Essex County, Massachusetts (the "Mortgage"), as more particularly described in Exhibit A attached hereto, which Mortgage was recorded with the Essex County South Registry of Deeds at Book 26141, Page 98 and filed with the Essex County South Registry District as Document Number 472372; (2) a Conditional Assignment of Leases and Rents dated September 29, 2006; and

WHEREAS, the Lender has agreed to advance the Borrower an additional \$100,000.00, thereby increasing the outstanding principal balance under the Note from \$600,000.00 to \$700,000.00.

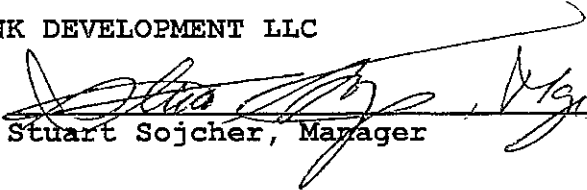
NOW, THEREFORE, in consideration of the mutual covenants herein contained and other good and valuable consideration, the receipt whereof is hereby acknowledged, it is hereby agreed by and among Borrower and Lender as follows:

1. The Mortgage is hereby amended to incorporate the revised terms as set forth in the Loan Modification Agreement of even date.
2. The Borrower hereby grants to the Lender, with MORTGAGE COVENANTS and upon the STATUTORY CONDITION the Premises described on Exhibit A attached hereto.
3. The terms and provisions hereof shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF, the parties have hereto caused this Agreement to be executed as a sealed instrument as of the day and year first above written.

LINK DEVELOPMENT LLC

By:

  
Stuart Sojcher, Manager

BD LENDING TRUST

By:

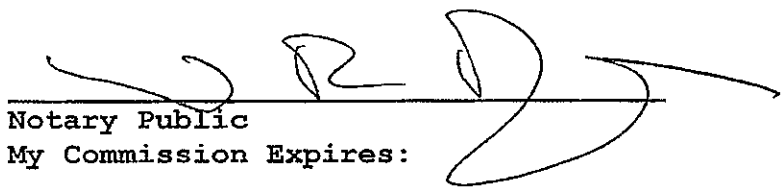
  
Robert V. Wallace, Jr., Trustee

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

October 18, 2006

Then personally appeared the above-named Stuart Sojcher, Manager as aforementioned, and proved to me through satisfactory evidence of identification which was a MA DL, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.

  
Notary Public

My Commission Expires:



**WILLIAM D. HARRIS**  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires 8/24/2011

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

October 18, 2006

Then personally appeared the above-named Robert V. Wallace, Jr., Trustee as aforementioned, and proved to me through satisfactory evidence of identification which was a MA Driver's License, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.



  
\_\_\_\_\_  
Steven A. Ross, Notary Public  
My Commission Expires:

## Exhibit "A"

### FIRST PARCEL - NOT REGISTERED

That certain parcel of land in Saugus, Essex County, Massachusetts off the east side of Route 1 (Broadway) and off the southeasterly side of an unwrought Metropolitan District Commission layout of March 10, 1932, bounded and described as follows:

Beginning at an iron pin in a stone shown on a plan of adjoining registered land (being Land Court Plan No. 15302A with Essex South District Certificate of Title No. 10353); thence running

NORTH 64°55'37" EAST	by Lot B as shown on a plan dated November 12, 1981 revised Aug. 1, 1982, by Medford Engineering and Survey and filed with Essex South District Registry of Deeds in Plan Book 173, Plan 42, along a stone wall, 115.66 feet to an angle; thence
NORTH 79°06'15" EAST	by said Lot B on said plan by the wall, 57.64 feet to an angle; thence
SOUTH 19°23'08" EAST	by said Lot B on said plan by the wall, 133.96 feet to an angle, thence
EASTERLY	by said Lot B on said plan by the wall by two bounds measuring respectively 87.60 feet and 114.50 feet; thence still
EASTERLY	by said Lot B on said plan, 370 feet; thence
SOUTHEASTERLY	by Lot A-2 on said plan, about 630 feet to a point at the most northerly corner of Lot 12 on a plan dated June 19, 1979 by Carter & Towers and filed with said Deeds in Plan Book 160 as Plan 97; thence
SOUTH 58°22'30" WEST	by Lots 12, 11 and 10, by the end of Diamond Street, and by Lots 9, 8 and 7 as shown on the 1979 plan, 788.82 feet, more or less, to land shown on Land Court Plan No. 30651A filed with Essex South District Certificate of Title No. 33826; thence
NORTHWESTERLY	by said land shown on Land Court Plan No. 330651A, about 1292.87 feet to a Land Court bound in a wall; thence
NORTH 13°59'32" EAST	by the wall, 49.45 feet to an iron pin in the wall shown on Land Court Plan No. 15302A; thence
SOUTHEASTERLY	by Lot 1, 133.75 feet; thence
NORTHEASTERLY	by Lots 1, 2, 3 and 4, 160 feet; and thence
NORTHWESTERLY	by Lot 4, 130 feet to the point of beginning, the final three bounds being by the land shown on Land Court Plan No. 15302A.

The First, Parcel hereinabove, being the same premises conveyed to Saugus Holding, LLC, by deed of Saugus Funding Corp. recorded with Essex South District Registry of Deeds on July 12, 2001 in Book 17407, Page 462.

SECOND PARCEL-NOT REGISTERED

Those certain parcels of land in Saugus, Essex County, Massachusetts situated on Denise Drive and Diamond Street and shown as Lots 1, 3, 5, 7, 9 and 11 on a plan entitled "Definitive Subdivision Plan Land in Saugus" by Carter B. Towers Eng'r Corp., dated June 19, 1979 and filed with Essex South District Deeds in Plan Book 160 as Plan 97.

There is, as appurtenant to the parcels the right to use in common with all others entitled thereto all streets and ways shown on said Plan for all purposes for which public ways are used in the Town of Saugus, including specifically such rights in Diamond Street and Denise Drive.

Being the same premises conveyed to Saugus Holding, LLC, by deed of Saugus Funding Corp. dated October 22, 2001 and recorded with said Registry of Deeds in Book 17843, Page 194.

THIRD PARCEL- REGISTERED LAND

That certain parcel of land situate in Saugus, County of Essex and Commonwealth of Massachusetts, bounded and described as follows:

NORTHWESTERLY by the southeasterly line of Lynn Fells Parkway, 11.12 feet;  
NORTHERLY by land now or formerly of Lillian E. Newhall, 114.26 feet; and  
NORTHEASTERLY 130 feet,  
SOUTHEASTERLY 160 feet, and  
SOUTHWESTERLY 133.75 feet by land now or formerly of Elizabeth Conley; and  
WESTERLY by land now or formerly of Louis Gerondelis et al, 50.55 feet.

All of said boundaries are determined by the Court to be located as shown upon plan numbered 15302-A, filed with original Certificate of Title No. 10353 in Southern Registry District for Essex County.

The Third Parcel hereinabove, being the same premises conveyed to Saugus Holding, LLC, by deed of Saugus Funding Corp. filed with the South Registry District of Essex County as Document Number 383396.

FOURTH PARCEL-NOT REGISTERED

Those certain parcels of land in Saugus, Essex County, Massachusetts situated on Denise Drive and Diamond Street and shown as Lots 2, 4, 6, 8, 10 and 12 on a plan entitled "Definitive Subdivision Plan Land in Saugus" by Carter & Towers Eng'r Corp., dated June 19, 1979 and filed with Essex South District Deeds in Plan Book 160 as Plan 97.

There is, as appurtenant to the parcels the right to use in common with all others entitled thereto all streets and ways shown on said Plan for all purposes for which public ways are used in the Town of Saugus, including specifically such rights in Diamond Street and Denise Drive.

The Fourth Parcel hereinabove, being the same premises conveyed to Saugus Holding, LLC, by deed of Saugus Funding Corp. recorded with Essex South District Registry of Deeds on July 12, 2001 in Book 17407, Page 471.