# **EXHIBIT A**

### ASSET PURCHASE AGREEMENT

This ASSET PURCHASE AGREEMENT (the "Agreement") is made and entered into as of March 2, 1998 between HALLMARK ENTERTAINMENT DISTRIBUTION COMPANY, a Delaware corporation ("Buyer"), and CABIN FEVER ENTERTAINMENT INC., a Delaware corporation ("CFE"), and the affiliates of CFE listed on Schedule 1 hereto (CFE and such affiliates are hereinafter referred to collectively as the "Company").

#### RECITALS

- A. The Company is engaged in the business of home video and non-theatrical distribution of audio-visual works and related distribution of soundtrack recordings and merchandise licensing (the "Business").
- B. Buyer desires to acquire from the Company certain assets of the Business and to assume certain liabilities and contractual obligations of the Business, and the Company desires to sell or assign such assets and to assign such liabilities, on the terms and subject to the conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein, for other good and valuable consideration, the parties agree as follows:

#### ARTICLE I

#### ASSET PURCHASE

# 1.1 Acquisition of Assets.

- (a) On the terms and subject to the conditions of this Agreement, the Company agrees to sell, convey, assign, transfer and deliver to Buyer, and Buyer agrees to purchase, acquire and accept from the Company, all right, title, and interest in and to the following assets of the Company (the "Acquired Assets"):
- (i) any and all rights of any kind or nature anywhere in the world, including but not limited to home video, non-theatrical, soundtrack and merchandising rights, licensed by RHI to the Company pursuant to agreements in effect on the date of this Agreement (the "License Agreements") including without limitation any copyright interest of the Company in original co-productions between the Company and RHI;

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- (ii) any and all home video, non-theatrical, merchandising, or soundtrack rights anywhere in the world which the Company owns, or currently has under license from unaffiliated third parties ("Additional Rights");
- (iii) all the Company's rights of any kind or nature anywhere in the world in and to productions originally produced by or for the Company;
- (iv) any and all rights of any kind or nature anywhere in the world in and to productions to which the Company wholly owns the copyright, and the Company's interest in such rights if the Company co-owns such copyright (such owned or co-owned productions, collectively, the "Owned Productions"); a complete and correct list of Owned Productions is attached as Schedule 1.1(a)(iv) hereto;
- (v) unrecouped advances to third party licensors, and unrecouped production costs for original productions produced by the Company to the extent chargeable against royalties, in each case to the parties and in the amounts set forth on Schedule 1.1(a)(v) hereto (the "Unrecouped Advances");
- (vi) all of the Company's right, title and interest in and to any and all existing artwork and pre-print materials used to create advertisements and/or packaging for videos, soundtracks or other items used in connection with the Acquired Assets (the "Artwork");
- (vii) all negatives, masters and other pre-print elements (the "<u>Masters</u>") to all items for which copyright is owned by the Company, and all rights of access to such elements for all items licensed to the Company;
- (viii) all copyrights owned by or in the name of the Company in connection with the Business, all exclusive rights under such copyrights owned by or licensed to the Company and all causes of action for any infringement thereof and proceeds therefrom;
- (ix) to the extent held by the Company, all security interests in the Business properties licensed to the Company, and in all Business contract rights; and
- (x) all books and records relating to the Acquired Assets, including without limitation books, records, and data bases required to render accountings referred to in Section 1.2(a) on current and cumulative bases (the "Records"), to the extent such Records are in the possession of or under the control of the Company.
- (b) Buyer shall not purchase or acquire any Excluded Assets. Any and all assets of the Company other than those specifically identified in Section 1.1 (a) above shall be "Excluded Assets". Without limiting the foregoing, the following shall be Excluded Assets:
  - (i) all accounts receivable of the Business; and

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(ii) notwithstanding anything to the contrary in Section 1.1(a) above, all rights in and to the master recordings and related music and promotional videos listed and described on Schedule 1.1(b)(ii) hereto;

#### 1.2 <u>Assumption of Liabilities and Obligations.</u>

- (a) Buyer hereby assumes and agrees to pay, perform and discharge the following liabilities and obligations of the Company (such liabilities and obligations being referred to herein as the "Assumed Liabilities"):
- (i) the Company's obligations to account and pay royalties or other similar amounts to unaffiliated third parties, including union or guild residuals for which the Company is obligated, and contingent payments and fees to licensors and profit participants, in each case to the extent such obligations accrue on or after the Closing Date and are consistent with the Company's representations, warranties and agreements in this Agreement;
- (ii) executory obligations of the Company which accrue on or after March 2, 1998 to pay advances or minimum guarantees described on <u>Schedule 1.4(c)</u> hereto to third party licensors under the agreements which are Acquired Assets (the "Capital Commitments");
- (iii) obligations of the Company accruing after the Closing Date under licenses by the Company as licensor of rights to the Acquired Assets as set forth on <u>Schedule 1.2(a)(iii)</u> attached hereto;
- (iv) obligations of the Company to customers of the Company in connection with all Future Returns (as hereinafter defined); and
- (v) non-financial obligations to third parties under any agreements pursuant to which the Company has acquired any of the Acquired Assets.
- (b) Buyer shall not assume or be obligated for any Excluded Liabilities. Any and all liabilities of the Company in connection with the Business accruing prior to the Closing Date of any kind or nature other than those specifically set forth in Section 1.2(a) above shall be "Excluded Liabilities". Without limiting the foregoing, the following shall be Excluded Liabilities:
- (i) any and all accounts payable of the Business other than those accounts payable specifically assumed by Buyer pursuant to Section 1.2(a) hereto;
  - (ii) any and all obligations with respect to employees of the Business;
- (iii) any and all obligations with respect to leasehold interests and personal property leases;

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- (iv) any and all obligations to customers of the Company in connection with units returned prior to January 23,1998 ("Prior Returns"), it being understood that the Company shall reimburse Buyer for all charges against Buyer or Buyer's receivables as a result of such Prior Returns; and
- (v) any and all claims of any kind or nature with respect to causes of action accruing prior to March 2, 1998. It is understood that accountings to third parties, and obligations in connection therewith, accrue on the date such accounting is due under applicable agreements.
- 1.3 <u>Purchase Price</u>. In consideration of the purchase and sale of the Acquired Assets, Buyer hereby agrees to pay for the Acquired Assets the amount of fifteen million dollars (\$15,000,000) (the "<u>Purchase Price</u>"), subject to adjustment as provided in Section 1.4(c) below, and to assume the Assumed Liabilities. The Purchase Price shall be payable as follows:
- (a) Fourteen million two hundred fifty thousand dollars (\$14,250,000) shall be paid on the Closing Date by wire transfer to the bank (the "Bank") identified by name and account number on Schedule 1.3(a) attached hereto and incorporated by reference herein;
- (b) Three hundred seventy-five thousand dollars (\$375,000) shall be paid by wire transfer to the Bank on receipt of the Masters in accordance with Section 5.2(b)(i) below;
- (c) Three hundred seventy-five thousand dollars ((\$375,000) shall be paid by wire transfer to the Bank on receipt of the balance of the Deliverables in accordance with Paragraph 5.2(b)(y) below.

# 1.4 Adjustments.

(a) The Company makes no representation or warranty to Buyer that the amounts of the Unrecouped Advances as set forth on Schedule 1.1(a)(v) hereto are exact or not subject to adjustment. Notwithstanding the foregoing, if any audit undertaken by any third party licensors with respect to royalty accounting periods ending prior to the Closing Date results in a claim for payment of royalties for such periods which exceed the amount of the Unrecouped Advances of such licensors set forth on Schedule 1.1(a)(v), the Company shall be responsible for, and shall reimburse Buyer in full for, the excess of such royalty payments over such Unrecouped Advances; provided, however, that Buyer shall not make any payments with respect to any such claim for royalties without the Company's consent; provided, further, if any suit, action or proceeding is undertaken by any such third party licensor for the collection of such royalties, Buyer shall tender such action to the Company, and the Company shall defend such action with counsel reasonably acceptable to Buyer. Provided the Company assumes such defense with such counsel, the Buyer shall not acknowledge any contractual interpretations made by the claimant, and the Buyer will not settle with the claimant, without the prior written consent of the Company.

- (b) Immediately following the Closing, the parties will issue a joint notice to all customers of the Company substantially in the form of the notice attached as Schedule 1.4(b) hereto stating that from the Closing Date forward, all units to be returned must be returned to Buyer (all such returns and returns from January 23,1998 through the Closing Date, collectively, the "Future Returns"). Buyer agrees to accept the Future Returns. Buyer and the Company agree that, as between them, customers shall look solely to Buyer for reimbursement or credit with respect to Future Returns. If the Company receives any Future Returns, the Company shall forward such Future Returns to the Buyer for handling and credit by Buyer. All decisions with respect to credits in connection with Future Returns shall be made by the Buyer in its sole discretion, without limiting Buyer's indemnification obligations pursuant to Section 7.3.
- (c) A list of the remaining Capital Commitments of the Company as of March 2, 1998 is included on Schedule 1.4(c) hereto. The Company represents that as of November 30, 1997, the Capital Commitments of the Company were, as reflected on Schedule 1.4(c) attached hereto and incorporated by reference herein. At the Closing, the Buyer shall pay to the Company by wire transfer the amounts paid by the Company during January and February, 1998 as reflected on Schedule 1.4(c)(an aggregate amount of \$375,348). The amount paid by the Buyer to the Company pursuant to this Section 1.4(c) shall be deemed an addition to the Purchase Price.

#### ARTICLE II

# REPRESENTATIONS AND WARRANTIES OF THE COMPANY

The Company hereby represents and warrants to Buyer as follows:

- 2.1 Organization of the Company. The Company is a corporation duly organized, validly existing and in good standing under the laws of the State of Delaware. The Company has the corporate power to own, lease and operate its properties and to carry on its business in the manner and in the localities where such properties are now owned, leased or operated and the Business is now being conducted. The Company is duly qualified to do business and in good standing as a foreign corporation in each other jurisdiction in which the failure to be so qualified would have a material adverse effect on the Business (hereinafter referred to as a "Material Adverse Effect").
- 2.2 <u>Subsidiaries.</u> CFE and the affiliates of CFE listed on Schedule 1 are all of the companies engaged in the Business and all of the entities which own the Acquired Assets.

#### 2.3 Authority.

(a) The Company has all requisite corporate power and authority to enter into this Agreement and to consummate the transactions contemplated hereby. The execution and delivery of this Agreement and the consummation of the transactions contemplated hereby have been duly authorized by all necessary corporate action on the part of the Company. This Agreement has been

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duly executed and delivered by the Company and constitutes the valid and binding obligations of the Company enforceable in accordance with its terms except as such enforceability may be limited by principles of public policy and subject to the laws of general application relating to bankruptcy, insolvency and the relief of debtors and rules of law governing specific performance, injunctive relief or other equitable remedies.

- Except as set forth on Schedule 2.3, the execution and delivery of this (b) Agreement by the Company and the consummation of the transactions contemplated hereby does not and will not conflict with, or result in any violation of, or default under (with or without notice or lapse of time, or both), or give rise to a right of termination, cancellation or acceleration of any obligation or loss of any benefit or creation of any security interest under (i) any provision of the Articles of Incorporation or By-laws of the Company or (ii) any contract, agreement, instrument, license, judgment, order, decree, statute, law, ordinance, rule or regulation applicable to the Company or the Acquired Assets. No consent, waiver, approval, order or authorization of, or registration, declaration or filing with, any court, administrative agency or commission or other federal, state, county, local or foreign governmental authority, instrumentality, agency or commission ("Governmental Entity") or any third party is required by or with respect to the Company in connection with the execution and delivery of this Agreement, the sale and transfer of the Acquired Assets or the assumption of the Assumed Liabilities or the consummation of the transactions contemplated hereby except for the filing required pursuant to the Hart-Scott-Rodino Antitrust Improvements Act of 1976, as amended (the "HSR Act") and the expiration or earlier termination of the waiting period thereunder.
- 2.4 Agreements, Contracts and Commitments. Except as set forth on Schedule 2.4, the Company has the right to assign the License Agreements, the Additional Rights and the balance of the Acquired Assets to Buyer, and the Company is not a party to and the Company is not bound by any agreement, contract or other commitment which in any way would prevent the Company from performing its obligations hereunder. There are no licenses or sub-licenses by the Company on any of the Acquired Assets except as set forth on Schedule 1.2(a)(iii). The Company owns, in whole or in part (as indicated on Schedule 1.1(a)(iv), the copyrights in the Owned Productions.
- 2.5 <u>Litigation</u>. Except as set forth on <u>Schedule 2.5</u>, there is no claim, dispute, action, suit or proceeding of any nature pending or, to the Company's knowledge, threatened against the Company or the Acquired Assets, and the Company is not aware of any basis for a valid claim. There is no investigation pending or, to the Company's knowledge, threatened against or affecting the Company or the Acquired Assets by or before any Governmental Entity, and the Company is not aware of any basis for any such investigation.
- 2.6 Representations Complete. None of the representations or warranties made by the Company, nor any statement made in any Schedule or certificate furnished by the Company pursuant to this Agreement contains any untrue statement of a material fact or omits to state any material fact necessary in order to make the statements contained herein or therein, in the light of the circumstances under which made, not misleading. Notwithstanding anything to the contrary herein,

the Company is making no representations or warranties about any of the rights under the License Agreements except that there are no sub-licenses or similar encumbrances except as set forth on Schedule 2.4.

#### ARTICLE III

#### REPRESENTATIONS AND WARRANTIES OF BUYER

Buyer hereby represents and warrants to the Company as follows:

- 3.1 <u>Organization, Standing and Power.</u> Buyer is a corporation duly organized, validly existing and in good standing under the laws of the State of New York. Buyer has the corporate power to own its properties and to carry on its business as now being conducted.
- Authority. Buyer has all requisite corporate power and authority to enter into this 3.2 Agreement and to consummate the transactions contemplated hereby. The execution and delivery of this Agreement and the consummation of the transactions contemplated hereby have been duly authorized by all necessary corporate action on the part of Buyer. This Agreement has been duly executed and delivered by Buyer and constitutes the valid and binding obligations of Buyer, enforceable in accordance with its terms, except as such enforceability may be limited by principles of public policy and subject to the laws of general application relating to bankruptcy, insolvency and the relief of debtors and rules of law governing specific performance, injunctive relief or other equitable remedies. No consent, waiver, approval, order, or authorization of, or registration, declaration or filing with, any Governmental Entity or third party is required by or with respect to Buyer in connection with the execution and delivery of this Agreement, the purchase of the Acquired Assets or consummation of the transactions contemplated hereby, except for (i) the filing required pursuant to the HSR Act and the expiration or earlier termination of the waiting period thereunder and (ii) such consents, waivers, approvals, orders, authorizations, registrations, declarations and filings, which if not obtained, would not have a material adverse affect on the business, assets, financial condition or results of operations of Buyer taken as a whole.
- 3.3 <u>Litigation</u>. As of the date of this Agreement, there is no action, suit, proceeding, claim, arbitration or investigation pending, or to the knowledge of Buyer, threatened against Buyer which in any manner challenges or seeks to prevent, enjoin, alter, or materially delay the consummation of the transactions contemplated by this Agreement.
- 3.4 <u>Representations Complete</u>. None of the representations or warranties made by the Buyer, nor any statement made in any Schedule or certificate furnished by the Buyer pursuant to this Agreement contains any untrue statement of a material fact or omits to state any material fact necessary in order to make the statements contained herein or therein, in the light of the circumstances under which made, not misleading.

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#### ARTICLE IV

# ADDITIONAL AGREEMENTS OF THE COMPANY AND BUYER

- 4.1 <u>Public Disclosure</u>. At a mutually agreed upon time Buyer and the Company will issue a mutually agreed joint press release with respect to this Agreement and the transactions contemplated hereby. Except as set forth in the preceding sentence, through the Closing Date neither party shall make any public disclosure (whether or not in response to an inquiry) of the subject matter of this Agreement unless approved by the other party prior to release, provided that such approval shall not be unreasonably withheld.
- 4.2 Additional Documents and Further Assurances. Each party hereto, at the request of another party hereto, shall execute and deliver such other instruments and do and perform such other acts and things as may be necessary or reasonably required for effecting completely the consummation of this Agreement and the transactions contemplated hereby. Without limiting the foregoing, the Company shall execute and deliver from time to time hereafter as requested by Buyer such deeds, bills of sale, assignments and other instruments of conveyance and transfer as may be reasonably necessary or desirable to vest in Buyer title to the Acquired Assets.
- 4.3 Payment of Excluded Liabilities. The Company agrees with the Buyer that it will pay and discharge as they become due all of its obligations and liabilities of every kind and nature, known or unknown, accrued and unaccrued, fixed or contingent, existing as of the Closing Date or which arise after the Closing Date but which relate to occurrences prior to the Closing Date and which arise out of the conduct of the Business prior to the Closing Date, excepting only the Assumed Liabilities.
- 4.4 <u>Books and Records</u>. The Company covenants and agrees that, subsequent to the Closing, the Company shall afford to Buyer and its authorized representatives reasonable access to all of the books and records of the Business, including but not limited to, financial statements, ledgers and work papers, and shall permit Buyer to make extracts and copies therefrom to enable Buyer to prepare tax returns and financial statements; provided, however, that such access shall not include access to confidential information of third parties as to which the Company is under a continuing obligation of non-disclosure. The Company agrees that for a period of five (5) years following the Closing none of such books and records shall be destroyed without the prior written approval of Buyer.
- 4.5 <u>Waiver of Bulk Sales Compliance</u>. The parties hereby agree to waive compliance with any bulk transfer laws pursuant to Article 6 of the Uniform Commercial Code or otherwise with respect to the transactions contemplated by this Agreement.

4.6 <u>Sales or Use Taxes</u>. Any and all sales or use taxes assessed in connection with the transactions contemplated by this Agreement shall be paid by the Company.

#### 4.7 Payment of Taxes.

- (a) <u>Definition of Taxes</u>. For the purposes of this Agreement, "<u>Tax</u>" or, collectively, "<u>Taxes</u>", means any and all federal, state, local and foreign taxes, assessments and other governmental charges, duties, impositions and liabilities, including taxes based upon or measured by gross receipts, income, profits, sales, use and occupation, and value added, ad valorem, transfer, franchise, withholding, payroll, recapture, employment, excise and property taxes, together with all interest, penalties and additions imposed with respect to such amounts and any obligations under any agreements or arrangements with any other person with respect to such amounts and including any liability for taxes of a predecessor entity.
- (b) The Company covenants and agrees with Buyer that, with respect to all periods ending on or prior to the Closing Date, to the extent that it has failed, or fails, to file all required federal, state, local and foreign returns, estimates, information statements and reports ("Returns") relating to any and all Taxes concerning the Company or its operations or otherwise incurred liabilities for unpaid Taxes which results in any liens, pledges, charges, claims, restrictions on transfer, mortgages, security interests or other encumbrances of any sort on the Acquired Assets, then, in each such instance, the Company shall indemnify Buyer in accordance with Section 7.2 hereof.
- 4.8 <u>Compliance</u>. Buyer agrees to discharge all Assumed Liabilities as they accrue, subject to Buyer's rights at law or in equity.
- 4.9 Third Party Accountings. Within sixty (60) days after the Closing, the Company shall prepare all third party accountings (including without limitation to unions and guilds) which are due to each such third party in connection with the Business for the periods from the end of the last accounting statement through the Closing Date. The Company shall deliver such accountings to the Buyer, along with any amounts due to such third parties, and the amounts payable to such third parties as shown due on such statements and as paid by the Company to the Buyer with such accountings shall be deemed an Assumed Liability; the Buyer shall include the information in the accountings from the Company as part of the next accounting due to each third party. Nothing in this Section 4.9 releases the Company from its obligations pursuant to Section 1.4(a) to the extent a third party challenges the information contained in the accountings from the Company to the Buyer, as correctly incorporated in accountings from the Buyer to such third parties.
- 4.10 <u>Inventory</u>. Promptly following the Closing Date, the Company shall deliver to Buyer a list of the inventory (the "Inventory") as of the Closing Date of all copies of audiovisual and sound recordings and items of merchandise constituting part of the Acquired Assets, and the locations of such copies and items. Within three (3) business days after receipt of such list the Buyer shall notify the Company of which such copies and items the Buyer wishes to have delivered and the locations

to which such copies and items are to be delivered. The Company shall deliver, at the Buyer's expense, the copies and items set forth in the Buyer's notice, to the locations(s) set forth in such notice. The Buyer shall have five (5) business days from receipt of such copies and items to confirm that all of such copies and items have been received (it being understood that the Company is not making any representation or warranty about the condition of such copies or items); if there are any copies or items in the Inventory which are not covered by the Buyer's notice, the Company shall promptly destroy such remaining copies and items and send the Buyer a certificate of destruction, confirming such destruction.

#### ARTICLE V

#### THE CLOSING

5.1 The Closing. The closing of the transactions contemplated by this Agreement (the "Closing") shall be held at the offices of Frankfurt, Garbus, Klein & Selz, P.C., 488 Madison Avenue, New York, New York 10022 on March 4, 1998 (the "Closing Date"). This Agreement shall be effective upon signing and payment of the amount payable under Section 5.3(a)(i).

#### 5.2 Deliveries by the Company.

- (a) At the Closing, in addition to the items set forth in Article VI required to be delivered by the Company, the Company shall deliver or cause to be delivered to Buyer all other documents, certificates, instruments or writings required by Buyer to be delivered by the Company at Closing as set forth on Schedule 5.2(a)(ii).
- (b) In addition, the Company shall deliver or cause to be delivered to Buyer the following (such items being hereinafter referred to as the "<u>Deliverables</u>") promptly following the Closing Date:
- (i) A list of all Masters and the location(s) at which the Masters are stored. Within one(1) business day after receipt of such list, the Buyer shall notify the Company of the location to which the Masters are to be delivered. The Company shall deliver the Masters, at its expense, to the locations set forth in the Buyer's notice. The Buyer shall have five (5) business days from receipt of the Masters to confirm that all of the Masters have been received (it being understood that the Company is not making any representation or warranty about the condition of the Masters). At the end of such five (5) business day period, unless the Buyer has notified the Company within such five (5) business day period that the Buyer believes some of the Masters on the Company's list have not been delivered, the Buyer shall pay to the Company, by wire to the Bank, the three hundred seventy-five thousand dollars (\$375,000) of the Purchase Price referred to in Section 1.3(b);

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- (ii) The Records, and machine readable copy of all databases and all information and a copy of all other books and records used by the Company to prepare accountings to third parties in connection with the exercise of the Acquired Assets (the "Database Information"), to the extent such Database Information is in the possession or under the control of the Company; the Company shall also deliver to the Buyer short-form assignments of copyrights which the Company owns or co-owns, and of exclusive licenses to the Company, including US Copyright Office registration information to the extent any of the foregoing have been registered with the US Copyright Office. The Buyer shall have the right to retain a copy of items to be delivered pursuant to this Section 5.2(b)(ii). The Company shall notify the Buyer when the items to be delivered pursuant to this Section 5.2(b)(ii) have been sent, and the Buyer shall have five (5) business days after receipt thereof to confirm receipt by the Buyer;
- (iii) A list of the original transparencies and key artwork for the Artwork, and vendors supplying Artwork to the Company, and letters to each of such vendors authorizing the Buyer to have access to and to move any of the Artwork stored with such vendors. Within five (5) business days after receipt of such list and letters, the Buyer will confirm receipt of such list and letters;
- (iii), unless the Buyer has notified the Company within such five (5) business day periods that the Buyer believes some of the items to be delivered pursuant to such Sections have not been delivered, the Buyer shall pay to the Company, by wire to the Bank, the three hundred seventy-five thousand dollars (\$375,000) of the Purchase Price referred to in Section 1.3(c).

#### 5.3 <u>Deliveries by Buyer.</u>

- (a) At the Closing, in addition to the items set forth in Article VI required to be delivered by Buyer, Buyer shall deliver to the Company the following:
  - (i) the wire transfer pursuant to Section 1.3(a);
- (ii) such instruments as shall be sufficient (with the guild assumption agreements referred to in Section 5.3(b)) to effect Buyer's assumption of the Assumed Liabilities; and
- (iii) all other documents, certificates, instruments or writings required to be delivered by Buyer at Closing as set forth on Schedule 5.2(a)(ii).
- (b) Promptly following the Closing, and an opportunity for the Buyer to review the Records, Buyer shall deliver to the Company union or guild buyer assumption agreements assuming the Company's residual obligations accruing from and after the Closing Date.

#### ARTICLE VI

#### CONDITIONS TO THE CLOSING

- 6.1 <u>Conditions to Obligations of Each Party to Effect the Acquisition</u>. The respective obligations of each party to this Agreement to fulfill their obligations under this Agreement shall be subject to the satisfaction at or prior to the Closing Date of the following conditions:
- (a) <u>No Injunctions or Restraints: Illegality</u>. No temporary restraining order, preliminary or permanent injunction or other order issued by any court of competent jurisdiction or other legal restraint or prohibition preventing the consummation of the Acquisition shall be in effect, nor shall any proceeding brought by an administrative agency or commission or other governmental authority or instrumentality, domestic or foreign, seeking any of the foregoing be pending; nor shall there be any action taken, or any statute, rule, regulation or order enacted, entered, enforced or deemed applicable to the Acquisition, which makes the consummation of the Acquisition illegal.
- (b) <u>Litigation</u>. Prior to the Closing Date, there shall be no bona fide action, suit, claim or proceeding of any nature pending, or overtly threatened, against Buyer, the Company or their respective properties or any of their officers or directors, arising out of, or in any way connected with, the transactions contemplated by the terms of this Agreement;
- in the form of Schedule 6.1(d) attached hereto (the "Release") releasing all of the parties' obligations to each other under the License Agreements (except (a) written representations and warranties of RHI Entertainment, Inc. ("RHI") to the Company, and indemnification obligations in connection therewith, in the sections of the License Agreements designated as such, and (b) otherwise as specifically set forth in the Release and (ii) documents terminating that certain action filed against RHI, Hallmark Cards, Incorporated and Hallmark Entertainment, Inc. in the Supreme Court of the State of New York, County of New York (Index No. 97/603964) on July 31, 1997 with prejudice as to all claims and counterclaims.
  - 6.2 Additional Conditions to the Obligations of the Company. The obligations of the Company to consummate and effect this Agreement and the transactions contemplated hereby shall be subject to the satisfaction at or prior to the Closing Date of each of the following conditions, any of which may be waived, in writing, exclusively by the Company:
  - (a) Representations, Warranties and Covenants. The representations and warranties of Buyer in this Agreement shall be true and correct in all material respects on and as of the Closing Date, and Buyer shall have performed and complied in all material respects with all covenants and obligations of this Agreement required to be performed and complied with by it as of the Closing Date.

- (b) <u>Certificate of the Buyer</u>. The Company shall have been provided with a certificate executed on behalf of Buyer by an authorized officer to the effect that, as of the Closing Date:
- (i) all representations and warranties made by Buyer in this Agreement are true and correct in all material respects; and
- (ii) all covenants and obligations of this Agreement to be performed by Buyer on or before such date have been so performed in all material respects;
- (c) <u>Claims</u>. There shall not have occurred any claims (whether or not asserted in litigation) which may materially and adversely affect the consummation of the transactions

contemplated hereby or the business, assets (including intangible assets), financial condition or results of operations of Buyer.

- (d) <u>HEI Guarantee</u>. The Buyer shall have delivered to the Company a guarantee by Hallmark Entertainment, Inc., a Delaware corporation and sole shareholder of the Buyer, in the form attached as Schedule 6.2(d) hereto, guaranteeing the full and timely performance by the Buyer of its obligations under this Agreement (the "HEI Guarantee").
- 6.3 Additional Conditions to the Obligations of Buyer. The obligations of Buyer to consummate and effect this Agreement and the transactions contemplated hereby shall be subject to the satisfaction at or prior to the Closing Date of each of the following conditions, any of which may be waived, in writing, exclusively by Buyer:
- (a) <u>Representations</u>. Warranties and <u>Covenants</u>. The representations and warranties of the Company in this Agreement shall be true and correct in all material respects on and as of the Closing Date and the Company shall have performed and complied in all material respects with all covenants and obligations of this Agreement required to be performed and complied with by each of them as of the Closing Date.
- (b) <u>Certificate of the Company</u>. Buyer shall have been provided with a certificate executed on behalf of the Company by an authorized officer to the effect that, as of the Closing Date:
- (i) all representations and warranties made by the Company in this Agreement are true and correct in all material respects; and
- (ii) all covenants and obligations of this Agreement to be performed by the Sellers on or before such date have been so performed in all material respects.

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- (c) <u>Claims</u>. There shall not have occurred any claims (whether or not asserted in litigation), which may materially and adversely affect the consummation of the transactions contemplated hereby;
- (d) <u>UST Guarantee</u>. The Company shall have delivered to Buyer a guarantee by UST Inc., a Delaware corporation and sole shareholder of the Company, in the form attached as <u>Schedule 6.3(d)</u> hereto, guaranteeing the full and timely performance by the Company of its obligations under this Agreement (the "<u>UST Guarantee</u>").

#### ARTICLE VII

#### SURVIVAL, INDEMNIFICATION AND INSURANCE

7.1 Survival of Representations and Warranties. All of the Company's representations and warranties and indemnifications in this Agreement or in any instrument delivered pursuant to this Agreement shall survive the Closing for a period of one (1) year following the Closing Date; provided, however, that the Company's covenants relating or pertaining to any Tax or Returns related to such Tax set forth in Section 4.7 hereof shall survive until ninety (90) days following the expiration of all applicable statutes of limitations, or extensions thereof, governing each Tax or Returns related to such Tax. All of Buyer's representations and warranties contained herein or in any instrument delivered pursuant to this Agreement, shall survive the Closing for a period of one (1) year following the Closing Date. Expiration of the representations and warranties of the Company and of the Buyer shall not limit their respective indemnification obligations below.

#### 7.2 Indemnification.

Indemnification. The Company agrees to indemnify and hold Buyer and its (a) officers, directors and affiliates harmless against all claims, losses, liabilities, damages, deficiencies, costs and expenses, including reasonable attorneys' fees and expenses of investigation (hereinafter individually a "Loss" and collectively "Losses"), not covered by insurance (provided and to the extent that Buyer actually receives the insurance proceeds), incurred by Buyer, its officers, directors, or affiliates directly or indirectly as a result of (i) any inaccuracy or breach of a representation or warranty of the Company contained in this Agreement, (ii) any failure by the Company to perform or comply with any covenant or agreement or obligation contained in this Agreement, (iii) any liabilities (other than Assumed Liabilities) resulting from noncompliance with any bulk transfer laws pursuant to Article 6 of the Uniform Commercial Code or otherwise, or (iv) any failure of the Company to pay any liability that is an Excluded Liability. Buyer will seek indemnification for Losses in the manner provided in Section 7.2(b). Notwithstanding the foregoing, there shall be no right to indemnification pursuant to this Section 7.2(a) for Losses described in clauses (i), (ii), (iii) or (iv) of the first sentence of this Section 7.2(a) except to the extent the aggregate amount of such Losses for which Buyer seek indemnification shall exceed one million dollars (\$1,000,000).

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- which indemnification pursuant to this Article VI is sought, Buyer, shall deliver to the Company a notice (each, an "Indemnification Notice"): (A) stating that Buyer has paid or properly accrued Losses; and (B) specifying in reasonable detail the individual items of Losses included in the amount so stated, and the nature of the misrepresentation, breach of warranty or covenant, if any, to which such item is related. Within thirty (30) days after delivery of the Indemnification Notice, the Company shall pay the amount of Buyer's Losses not disputed by the Company set forth in the Indemnification Notice. In the event of a disagreement between the parties regarding Buyer's Losses, each of the parties shall have its respective rights and remedies at law and in equity with respect thereto.
  - (c) <u>Third Party Claims</u>. If Buyer becomes aware of a third-party claim which Buyer believes may result in Losses, Buyer shall notify the Company of such claim, and the Company shall be entitled, at its expense, to participate in the defense of such claim. Buyer shall have the right in its sole discretion to settle any such claim; provided, however, that except with the consent of the Company, no settlement of any such claim with third-party claimants shall be determinative of the amount of any claim for indemnification pursuant to Section 7.1 and 7.2.

#### 7.3 Indemnification by Buyer of the Company.

- (a) Indemnity. Buyer agrees to indemnify and hold the Company and its officers, directors and affiliates harmless against all Losses incurred by such indemnified parties resulting from or attributable to (i) any inaccuracy or breach of a representation or warranty of the Buyer contained in this Agreement; (ii) any failure by Buyer to perform or to comply with any covenant, agreement or obligation contained in this Agreement, or (iii) any liability resulting from, or any failure of Buyer to pay, any liability that is an Assumed Liability. As used in this subparagraph 7.3(a), "Losses" shall exclude losses or damages covered by insurance only to the extent that the Company receives the proceeds of such insurance. Notwithstanding the foregoing, the Company and its officers, directors and affiliates shall not be entitled to indemnification with respect to any Loss to the extent attributable to an Excluded Liability.
- (b) Procedures for Asserting Claims. Upon obtaining knowledge of the institution of any action, suit, proceeding or other event which would give rise to a claim of indemnity pursuant to Section 7.3(a), the Company shall notify Buyer of such claim. The Company shall have the right in its sole discretion to settle any such claim; provided, however, that except with the consent of Buyer, no settlement of any such claim shall be determinative of the amount of any claim for indemnification pursuant to this Section 7.3. In the event that Buyer has consented to any such settlement, the Company shall not have power or authority to object under any provision of this Section 7.3 to the amount of any settlement.
- 7.4 <u>Insurance</u>. Promptly following the Closing, Buyer agrees to name the Company as an additional insured on Buyer's errors and omissions policy with respect to claims arising after the Closing Date.

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#### ARTICLE VIII

#### AMENDMENT AND WAIVER

- 8.1 <u>Amendment</u>. This Agreement may only be amended by the parties hereto by execution of an instrument in writing signed on behalf of each of the parties hereto.
- 8.2 Extension; Waiver. At any time prior to the Closing Date, Buyer and the Company may, to the extent legally allowed, (i) extend the time for the performance of any of the obligations of the other party hereto, (ii) waive any inaccuracies in the representations and warranties made to such party contained herein or in any document delivered pursuant hereto, and (iii) waive compliance with any of the agreements or conditions for the benefit of such party contained herein. Any agreement on the part of a party hereto to any such extension or waiver shall be valid only if set forth in an instrument in writing signed on behalf of such party.

#### ARTICLE IX

#### **GENERAL PROVISIONS**

- 9.1 <u>Notices</u>. All notices and other communications hereunder shall be in writing and shall be deemed given if delivered personally or by commercial messenger or courier service, or mailed by registered or certified mail (return receipt requested) or sent via facsimile (with acknowledgment of complete transmission) to the parties at the following addresses (or at such other address for a party as shall be specified by like notice):
  - (a) if to Buyer, to:

Hallmark Entertainment Distribution Company 1325 Avenue of the Americas New York, NY 10019
Attention: Robert Halmi, Jr.

Telephone No.: (212) 977-9001 Facsimile No.: (212) 977-9049

with a copy to:

Frankfurt, Garbus, Klein & Selz, P.C. 488 Madison Avenue
New York, New York 10022
Attention: Thomas D. Selz, Esq.
Telephone No. (212) 826 5535

Telephone No.: (212) 826-5535 Facsimile No.: (212) 593-9175

#### if to the Company, to: (b)

Cabin Fever Entertainment Inc. 100 West Putnam Avenue Greenwich, CT 06830

Telephone No.: (203) 622-6656 3656 Facsimile No.: (203) 962 Facsimile No.: (203) 863-5332 661-5613

with copies to: UST Inc.

100 West Putnam Avenue Greenwich, CT 06830

Telephone No.: (203) 622-3256 3656
Facsimile No.: (203)

Facsimile No.: (203) 661-5613

UST Inc. 100 West Putnam Avenue Greenwich, CT 06830 Attention: Legal Department

Telephone No.: (203) 622-3256 Facsimile No.: (203) 661-5613

#### and

Franklin, Weinrib, Rudell & Vassallo, P.C. 488 Madison Avenue New York, NY 10022 Attention: Michael I. Rudell, Esq. and Nicholas Gordon, Esq.

Tel: (212) 935-5500 Fax: (212) 308-0642

- Interpretation. The words "include," "includes" and "including" when used herein 9.2 shall be deemed in each case to be followed by the words "without limitation." The table of contents and headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement.
- Expenses. Each of the parties hereto shall bear such party's own expenses in connection with this Agreement and the transactions contemplated hereby.
- Counterparts. This Agreement may be executed in one or more counterparts, all of which shall be considered one and the same agreement and shall become effective when one or more

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counterparts have been signed by each of the parties and delivered to the other party, it being understood that all parties need not sign the same counterpart.

- 9.5 Entire Agreement; Assignment. This Agreement, the schedules and Exhibits hereto, and the documents and instruments and other agreements among the parties hereto referenced herein:
  (a) constitute the entire agreement among the parties with respect to the subject matter hereof and supersede all prior agreements and understandings, both written and oral, among the parties with respect to the subject matter hereof; (b) are not intended to confer upon any other person any rights or remedies hereunder; and (c) shall not be assigned by operation of law or otherwise except as specifically provided herein, except that Buyer may (to the extent permitted by agreements constituting part of the Acquired Assets) assign its rights and delegate its obligations hereunder to its affiliates, subject to such affiliates' assumption of the contractual obligations of the Company which are assumed by Buyer hereunder, but no such assignment shall relieve the Buyer from any of its obligations hereunder.
- 9.6 <u>Severability</u>. In the event that any provision of this Agreement or the application thereof becomes or is declared by a court of competent jurisdiction to be illegal, void or unenforceable, the remainder of this Agreement will continue in full force and effect and the application of such provision to other persons or circumstances will be interpreted so as reasonably to effect the intent of the parties hereto. The parties further agree to replace such void or unenforceable provision of this Agreement with a valid and enforceable provision that will achieve, to the extent possible, the economic, business and other purposes of such void or unenforceable provision provided that Buyer shall remain liable for its obligations hereunder.
- 9.7 Other Remedies. Except as otherwise provided herein, any and all remedies herein expressly conferred upon a party will be deemed cumulative with and not exclusive of any other remedy conferred hereby, or by law or equity upon such party, and the exercise by a party of any one remedy will not preclude the exercise of any other remedy.
- 9.8 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of New York, regardless of the laws that might otherwise govern under applicable principles of conflicts of laws thereof. Each of the parties hereto irrevocably consents to the exclusive jurisdiction and venue of any federal and state courts located within New York County in connection with any matter based upon or arising out of this Agreement or the matters contemplated herein, agrees that process may be served upon them in any manner authorized by the laws of the State of New York for such persons and waives and covenants not to assert or plead any objection which they might otherwise have to such jurisdiction, venue and such process.
- 9.9 <u>Rules of Construction</u>. The parties hereto agree that they have been represented by counsel during the negotiation and execution of this Agreement and, therefore, waive the application of any law, regulation, holding or rule of construction providing that ambiguities in an agreement or other document will be construed against the party drafting such agreement or document.

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# ARTICLE X

# **DEFINITIONS**

10.1	"Access Letters" shall have the meaning set forth in Section 6.3(h) hereto.
10.2	"Acquired Assets" shall have the meaning set forth in Section 1.1(a) hereto.
10.3	"Additional Rights" shall have the meaning set forth in Section 1.1(a) hereto.
10.4	"Agreement" shall have the meaning set forth in the opening paragraph hereto.
10.5	"Artwork" shall have the meaning set forth in Section 1.1(a) hereto.
10.6	"Assumed Liabilities" shall have the meaning set forth in Section 1.2(a) hereto.
10.7	"Bank" shall have the meaning set forth in Section 1.3(a) hereto.
10.8	"Business" shall have the meaning set forth in the recitals hereto.
10.9	"Buyer" shall have the meaning set forth in the opening paragraph hereto.
10.10	"Capital Commitments" shall have the meaning set forth in Section 1.2(a)(ii)
10.11	"Certificate of Destruction" shall have the meaning set forth in Section 6.3(e) hereto.
10.12	"CFE" shall have the meaning set forth in the opening paragraph hereto.
10.13	"Closing" shall have the meaning set forth in Section 5.1 hereto.
10.14	"Copyright Assignments" shall have the meaning set forth in Section 6.3(g).
10.15	"Closing Date" shall have the meaning set forth in Section 5.1 hereto.
10.16	"Code" shall mean the Internal Revenue Code of 1986, as amended.
10.17	"Company" shall have the meaning set forth in the opening paragraph hereto.
10.18	"Database Information" shall have the meaning set forth in Section 5.2(b)(ii) hereto.
10.19	"Deliverables" shall have the meaning set forth in the Section 5.2 (b) hereto.
10.20	"Excluded Assets" shall have the meaning set forth in Section 1.1(b) hereto.

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- 10.21 "Excluded Liabilities" shall have the meaning set forth in Section 1.2(b) hereto.
- 10.22 "Final Royalty Statement" shall have the meaning set forth in Section 1.4(d) hereto. Om VTD
- 10.23 "Future Returns" shall have the meaning set forth in Section 1.4(b).
- 10.24 "Governmental Entity" shall have the meaning set forth in Section 2.4 hereto.

Guarantee)

- 10.25 "HEL" shall have the meaning set forth in Section 6.2(d) hereto.
- 10.26 "Indemnification Notice" shall have the meaning set forth in Section 7.2(b) hereto.
- 10.27 "Inventory" shall have the meaning set forth in Section 5.2(b)(iii) hereto.
- 10.28 "IRS" shall mean the Internal Revenue Service.
- 10.29 "License Agreements" shall have the meaning set forth in Section 1.1(a) hereto.
- 10.30 "Masters" shall have the meaning set forth in Section 1.1(a)(vii) hereto.
- 10.31 "Owned Productions" shall have the meaning set forth in Section 1.1(a)(iv) hereto.
- 10.32 "Person" shall mean any individual, partnership, joint venture, corporation, trust, unincorporated organization, government (and any agency or department thereof) or other entity.
- 10.33 "Prior Returns" shall have the meaning set forth in Section 1.2(b)(iv) hereto.
- 10.34 "Purchase Price" shall have the meaning set forth in Section 1.3 hereto.

10.35 "Receivables Purchase Letter" shall mean the letter agreement dated February 25; 1998 between Buyer and the Company pursuant to which Buyer is purchasing certain accounts receivable of the Company.

- 10.36 "Records" shall have the meaning set forth in Section 1.1(a)(x) hereto.
- 10.37 "Returns" shall have the meaning set forth in Section 4.9(b) hereto.
- 10.38 "RHI" means RHI Entertainment Inc., a New York corporation.
- 10.39 "Release" shall have the meaning set forth in Section 6.1(c) hereto.
- 10.40 "Tax" or "Taxes" shall have the meaning set forth in Section 4.9(a) hereto.

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- 10.41 "Unrecouped Advances" shall have the meaning set forth in Section 1.1(a) hereto.
- 10.42 "UST Guarantee" shall have the meaning set forth in Section 6.3(d) hereto.

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IN WITNESS WHEREOF, Buyer and the Company have caused this Agreement to be signed by their duly authorized respective officers, all as of the date first written above.

> HALLMARK ENTERTAINMENT DISTRIBUTION COMPANY

Name: Robat A. Halmi,

Title: President

CABIN FEVER ENTERTAINMENT INC.

Name: RUSERT T. D'ALESSANDRO

Title: Sr. V.P. + CONTROLLER

#### SCHEDULE 1.0

Americana Images Inc.
Sound Shore Productions Inc.
Cabin Fever Films Inc.
Razzmatazz Entertainment Inc.

# SCHEDULE 1.1(a)(iv)

Sioux City
Tilt-A-Whirl a.k.a. Painted Hero

#### SCHEDULE 1.1(a)(v)

Unrecouped advances shall be as set forth in the royalty statements delivered by Nick Gordon, Esq. to Tom Selz, Esq. on February 26, 1998, the first and last pages of which royalty statements are attached to this Schedule.

#### CABIN FEVER ENTERTAINMENT INC.

ROYALTY - ACME PICTURES, INC.; THE NITTY GRITTY DIRT BAND

AND FRIENDS IN THE MAKING OF THE ALBUM:

"WILL THE CIRCLE BE UNBROKEN, VOL, II"

VIDEO #826

CALENDAR QUARTER ENDING

**DECEMBER 31, 1997** 

	UNITS	\$	RECOUP	ROYALTIES
SALES - RETAIL	0	\$0	***************************************	
SALES - WHOLESALE	53	397		
SALES - THIRD PARTY	0	0		
SAMPLES & FREE GOODS	Ö	ō		
TOTAL SALES	53	397		
EXPENSES - SHIPPING CHARGES		36		
EXPENSES - SHIPPING CREDITS		0		
EXPENSES - CR CARD DISCOUNTS		0		
EXPENSES - DUPLICATION COSTS EXPENSES - ADVERTISING COSTS		119		
EXPENSES - MUSIC ROYALTIES		0 80	•	
TOTAL EXPENSES		235		
CFE SALES PROCEEDS		\$163	(\$163)	\$0
09-30-97 RECOUPABLE AMOUNT			120,221	<del></del>
RECOUPABLE BALANCE			\$120,059	
09-30-97 UNEARNED ADVANCE			\$3,027	
MUSIC ROYALTY EXCESS PAYMENTS			10	
REGULAR ROYALTY BASE THIRD PARTY ROYALTY BASE		\$0 \$0		
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UNEARNED ADVANCE	÷	-	\$3,037	
NET ROYALTIES DUE				\$0 <b>~</b>
ROYALTY PAYABLE TO:				

ACME PICTURES, INC. c/o GARDNER 866 FISKE STREET

PACIFIC PALISADES, CA 90272-3839

NOTE: SEND COPY OF #826 MUSIC ROYALTY STATEMENT AS BACKUP TO THIS ROYALTY STATEMENT.

CABIN FEVER ENTERTAINMENT INC. RUYALTIES - VARIOUS LICENSING AGE			MASTER RECA	AP SCHEDULE
MUSIC PUBLISHING AND SYNCHRONIZ HOT COUNTRY AEROBICS	ATION	VIDEO#	919	MUSIC
CALENDAR QUARTER ENDING DECEMBER 31, 1997	SOLD UNITS	\$	RECOUP	ROYALTIES
SALES - RETAIL SALES - WHOLESALE SALES - OTHER	0 132 0	0 591 0		
TOTAL SALES	132	591		
EXPENSES - SHIPPING CHARGES EXPENSES - SHIPPING CREDITS EXPENSES - CR CARD DISCOUNTS EXPENSES - DUPLICATION COSTS EXPENSES - ADVERTISING COSTS	77772	112 0 0 240		
TOTAL EXPENSES		352	-	
CFE SALES PROCEEDS		\$239		
09-30-97 UNEARNED ADVANCE PRIOR PERIOD ROYALTIES DUE ON RO ADDITIONAL ADVANCE ROLLOVER PAY TOTAL UNITS SOLD MUSIC ROYALTY CONTRACT RATE	MENTS	132 \$0.30/UNIT	\$6,549.60 0.00 0.00	·
CONTRACT ROYALTY CALCULATIONS	0.00	39.60	(39.60)	\$0.00
PROOF UNEARNED ADVANCE	0.00		\$6,510.00	<del></del>
NET ROYALTIES DUE ALL PUBLISHER	.s			\$0.00
	ARNED MOUNT	ROYALT	Y RATES	UNEARNED ADVANCES
1. TREE PUBLISHING CO. 2. TREE PUBLISHING CO. 3. TREE PUBLISHING CO. 4. TREE PUBLISHING CO. 5. TREE PUBLISHING CO.	\$7.92 \$7.92 \$7.92 \$7.92 \$7.92	\$0.0600 \$0.0600 \$0.0600	PER UNIT PER UNIT PER UNIT PER UNIT PER UNIT	\$1,309.92 \$1,309.92 \$1,309.92 \$1,309.92 \$1,309.92
TOTAL ROYALTY RATE	\$39.60	\$0.3000	PER UNIT	\$6,549.60



# Schedule 1.1(b)(ii)

# LIST OF ALBUMS/VIDEOS

# Albums and Videos

Marshall Tucker Band . Then & Now	Video (Long	Form).
Marshall Tucker Band Southern Spirit	Album	;
Marshall Tucker Band Still Smokin'	Album	
Toy Caldwell	Album	• •
"I Hear the South Calling Me"	Promo Video	N
"Midnight Promises"	Promo Video	:

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Cabin Fevar Entartainment Media Library System Summary Report 11:42:55, Fri Feb 13, 1998

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Cabin Fever Entertainment Media Library System Summary Report 11:42:55, Fri Feb 13, 1998

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Summary Report
11:42:55, Fri Feb 13, 1998

CF00100 CF00098 CF005394 CF005395 CF00099 Tape # Total printed: 172 Type \*\*\*\* Title HARSHALL TUCKER BAND WALK OUTSIDE THE LIN MARSHALL TUCKER BAND REEL 1 MARSHALL TUCKER BAND REEL 2 NARSHALL TUCKER BAND DRIVING 8/26/92 MARSHALL TUCKER BAND DOCUMENTARY Subtitle Source Restrictions TS/8 EXS 342

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Title: TOY CALMELL

Cabin Fover Entertainment Hodia Library System Summary Report 09:43:20, Thu Feb 12, 1998

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1988/01/20		MUSI BYOL I**		LOVE RIDE W/ HTY GR	TOY CALDUELL	呈	_CF004412
1998/01/20				LOYE RIDE W/O HTV O	YOY CALDWELL	. 물	CF004411
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1998/01/20				I HEAR THE SOUTH CAL	TOY CALDWELL	SK SK	CF004409
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		ä		"HIDNIGHT PROHISES"	JOY CALDIZELL	모	CF001984
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		1 E		HIGHIGHT PROMISES	LOA CYTONETT	M	CF001367
		¥		SOUTH CALLING ME	LOA CYCDRETT	MIG	CF001366
		NA.		CAMERA ROLL# 1-3	TOY CALDWELL	H	CF001186
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<b>,</b>		MY.		CAHERA ROLL# 13-15	TIBHOTOTAL AOL	FE	CF001183
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•		YAUL		I HEAR THE SOUTH CAL	YOY CALDNELL	PH	CF001115
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		VAL	•		LOY CATINETT .	¥	CF00085
		W.			YOY CALDWELL		CF00084
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		Š	•	T.C. TAPE 4	TOY CALDUELL	AM	CF00D81
	,			T.C. REEL 3	TOY CALDWELL	¥	CF00080
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Cabin Fever Entertainment Hedia Library System Summary Report 09:43:20, Thu Feb 12, 1998

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ldhight prohises 3) I hear the south	Source Restrictions
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Page 1

Cabin Fever Entertainment Media Library System Type Codes 09:02:34, Fri Feb 13, 1998

Description Code 16MM FILM 16MM 35 MM CHECKPRINT 35CP 35MM DEVELOPED NEGATIVE 35N 35MM PRINT 35P 35MM SELECT REEL 35*S*R 3PM 3 TRACK PRINT MASTER **3TRK** ORIGINAL 3 TRACK MASTER ORIGINAL 4 TRACK MASTER 4TRK ORIGINAL 6 TRACK MASTER **STRK** AUDIO MASTER AM BETA COPY BC CLOSED CAPTION BETA COPY CCBC CLOSED CAPTION DUB MASTER CCDM CLOSED CAPTION MASTER CCM CLIP REEL CLIP CLONE DELIVERY MASTER DLM DUB MASTER DM DUPLICATE NEGATIVE DN EDITED MASTER EM EDIT MASTER BACK UP (CLONE) EMBU FILM (MOVIE MAGS) FLM FOREIGN LANGUAGE MASTER FORMAS INTERNEGATIVE INEG INTERPOSITIVE IPOS MULTITRACK MASTER (AUDIO) MM ORIGINAL MASTER OM PROTECTION COPY PC PRODUCTION MASTER (AUDIO) PM ROUGH CUT RC · RELEASE MASTER RMSAFETY DUB (AUDIO) SD SUB MASTER SM VIEWING COPY VC WINDOW DUB WD WKRL WORKREEL

TRANSFER

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### Schedule 1.2(a)(iii)

### CABIN FEVER ENTERTAINMENT Subdistribution Agreements

<b></b>		Expiration	
Film Title	Licensee	Date	Rights Granted
Captains Courageous, Kidnapped, Cross- bow, Kids of the Round Table, The Anse, The Craismas Box plus 51 titles listed on Schedule 1	Entertainment Associates (AFRTS)	07/28/93	Distribution for transmission over United States Armed Forces Radio and Televi- sion
Champions of Death Defying Sports	Avon Products Inc.	02/28/98	Distribution via Avon Catalog
9 Pack Linie Rescals For Pett's Sake and Gulliver's Travels The Line King	Barnes & Noble Direct	01/30/98 02/28/98 04/30/98	Offering titles through direct mail catalog
Little Rascals Giff Set and Okeana Baiul For Pete's Saku and Laurel & Hardy Collection Facric Tale Theane Gift, Sec. The Christ- mas Box, Lenesome Dove Trilogy The Line King	Book of the Month Club	02/98 08/98 10/98 12/98	Offering titles through Book Club mail- ings
Painted Hero, Bird of Prey	Brainstorm Media	08/01/99	Exclusive Agent for selevision exploita- tion of films in U.S. and English speaking Canada

Film Title	Licensee	Expiration <u>Date</u>	Rights Granted
Catalog tides plus Future Pictures	Cinepix Film Properties	05/31/00° for catalog titles.  Term for Future 1997 Pictures:  In Cold Blood - 07/01/97 - 06/30/00  The Line King - 12/02/97 - 12/01/04  Pappyland - 03/17/98 - 03/16/05	maximum of 7 years.
Santa With Muscles, Scoret Agent Cl Blood Money, Markus 4, Prey of Jaguar and Chase Morran (a.k.e. Assa on Dome 4)	the	09/10/11*  *Expiration is 15 yrs from U.S. first commercial exploitation of each film.  Sants with Muscles: 10/27/12  Secret Agent Club: 08/11/12	Exchaive Video, Theatrical, Non-theatri- cal and television exploitation rights in Canada
Somebody To Love	Cineplex Odeon Films Canada	04/07/08	Exclusive Video and Non-theatrical ex- ploitation rights in English speaking Canada
Lonesome Dove Trilogy, The Me Upstains, The Christmas Box, Des Man's Walk, Gunlighter's Moon, in Col Blood, Little Rascals Glift Set, Freebird Peradise Lost, Ma. Bear, Kenny Roger Christmas Show, Oypey, Anastasis, But falo Girls, JFK: Reckless Youth, Th Gambler Returns, Facric Tale Theatr plus catalog titles	d d	]	Home video distribution flavugh Columbia House Club sales in U.S. and Canada (where applicable)

Page 2 (December 18, 1997)

Film Title	Licensee	Expiration <u>Date</u>	Rights Granted
Secret Agent Cinh Santz with Muscles	DirecTV	01/31/98 03/31/98	PPV
Ms. Bear	Disney Channel	06/30/00	Exclusive television exhibition for 20 exhibition days during license period (07/01/99 - 06/30/00) in U.S. and territories.
Roosters	EID, Inc.	11/27/98	Exclusive Spenish lenguage distribution rights in the U.S.
Somebody To Love	ETD, Inc.	02/20/00	Exclusive Spanish language distribution rights in the U.S.
A Young Connecticut Yankee in King Arthur's Court	Feature Films for Families (Rekab Tserrof, L.C.)	02/10/98 ,	Exclusive direct to the consumer marketing and telemarketing rights in U.S. and territories.
Crash Dive	HBO	07/15/07	Exclusive license to exhibit film on HBO and Cinemax via non-standard television in U-S. and territories

Page 3 (December 18, 1997)

Film Title	<u>Licensee</u>	Expiration Date	Rights Granted
		2456	INERIS GI BRICH
Painted Hero	HBO (tot executed)	01/02/99	Non-exclusive license to exhibit films on HBO and Cinemax via non-condard television in U.S. and arritories
Firesorm Blood Money Prey of the Jeguer	HBO (not executed)	04/30/99 04/30/99 05/31/99	Non-exclusive liceuse to exhibit films on HRO and Cinemax via non-etandard television in U.S. and territories.
Harley Davidson: The American Motor-cycle	Hearst Entertainment	04/06/99	Exclusive TV and HV rights throughout the world excluding U.S., Canada, & Japan
Multiple Titles: Charlie Daniels Home- folks/Making of Home-folks; Lonesome Dove / Making of Lonesome Dove; The Autic, The FBI Murders; Trouble in Para- dise; A Case of Deadly Force; Brady's Escape; The Incident, Anastasia; Return To Lonesome Dove; Lifepod; Gypsy; The Little Rascals: Box Set 1, Box Set, Box Set 3, Box Set 4; Buffalo Girle; Oldest Living Confederate Widow & Streets of Luredo. PACKAGE OF NEW PRO- GRAMS: Crash Dive, Dead Man's Walk, Gunfighter's Moon, In Cold Blood, The Low Life, Margaret's Museum, Secret Agent Dad, Somebody to Love, Young Poisoner's Handbook, Santa With Mus- iles	Intege Entertainment Inc.	** 5 years from delivery of each film     * plus 6 month sell-off period  Expiration Dates:  Chartie Daniels - 09/13/98 Home folks/Making of Anastasis - 06/16/99 The Attic - 09/07/99 Gypsy - 01/15/99 Lifepod - 01/09/99 Little Rascals - 10/30/99 Sudden Fury - 11/30/99 Lonesome Dove - 07/15/98 The FBI Murders - 07/15/98 Thouble in Paradise - 07/15/98 Buffalo Girls - 06/30/02 The Low Life - 07/07/02 Young Poisoners Handbook - 07/14/02 Oldest Living Confederate Widow - 07/14/02 Sincers of Laredo - 07/28/02 In Cold Blood - 07/28/02 Crasb Dive - 08/04/02 Deadman's Walk - 08/11/02 Gunlighters Moon - 08/18/02 Margaret's Murcum - 09/08/02 Secret Agent Dad - 09/22/02	Exclusive laser discs rights in U.S. and Canada

Page 4 (December 18, 1997)

. Film Title	<u>Licensee</u>	Expiration Date	Rights Granted
The Secret Captains Courageous	Leucadia Film Corporation (sold to SandSter Emerinment 3/1/97)	10/01/99 10/13/02	Exclusive direct-to-consumer marketing and telemarketing in U.S. and Canada
Sloux City, Painted Horo, Freebird The Movie, Bird of Prey, Crash Dive, Surface to Ar, Secret Agent Club, Ms. Bear, White Raven, Strategic Command, Deadly Shooter, Steel Sharks, Scorpio One, The Elf Who Didn't Believe, The Boy Who Saved Christmas, Not Quite an Angel, Evanive Action, Legends of the American West, Fallout, Hijack and Memorial Day.		04/30/99	Exclusive television agent in U.S. and English-speaking Canada.
Crash Dive	Oxford Media Corp.	11/14/99	Hotel/Motel exhibition
Sioux City	Peacock Films Inc.	04/29/99	Exclusive Foreign Thearrical, Home video, and Television Distribution for available rights
Lonesome Dove Soundinack	Polygram Group Canada	07/28/00 ,	Exclusive right to manufacture and self Lonesome Dave Soundtrack in Canada
Lonesome Dove, Return to Lonesome Dove and Streets of Laredo	Publisher's Clearing House	04/30/98	Offering titles through monthly mailer piece.

Page 5 (December 18, 1997)

Film Title	Licensee	Expiration  Date	Rights Granted
For Pete's Sake Gift Set w/Flush	qvc	07/31/98	Promotion and sale of the videos on QVC's relevised shopping programs
Little Ruscals Gift Sets (vol. 1-12)	Reader's Digest	06/30/98	Sales through RD catalog club
Captains Couragnous, Young Ivanhoe, A Young Connection Yankee in King Arthur's Court and Kidnapped	Reader's Digest Young Families Inc.	*Test period.  06/30/98*  *RD has option to extend agreement to 06/30/01 after test period.	Direct mail and tolemarketing rights in U.S. and territories
Somebody To Love	Rentrak Corporation	04/07/98	PPT in U.S. and Canada
Legends of The American West (5 one-balf hour programs)	RHI Entertainment, Inc.		**Ist Territory: Exclusive distribution of programs in all language versions in the following media: videogram and video cassens and all tv **a**2nd Territory: Exclusive distribution of programs in all language version via all forms of tv other than Non-standard formst; non-exclusive distribution of programs in all language versions in the following media: videogram and video exassette and non-standard tv. Specifically excluded from dist. of videogram and videocassette in United Kingdom and Eire **Ist Territory: World excluding U.S., Canada, Central America, Canibbean, and Mexico

Page 6 (December 18, 1997)

Film Title	<u>Licensee</u>	Expiration <u>Date</u>	Rights Granted
Marcost 4 a.k.s. Firectorm	Showtime	07/31/98	Exhibition on Showtime
Chase Momen (a.k.a. Asseult On Dome 4)	USA Networks (Sci-Fi Channel) (not executed)	First window - 02/01/97 - 03/01/97 Second window - 02/01/98 - 01/31/05 Third window - 02/01/05 - 03/31/16 or last permitted exhibition, which ever is earlier	during first window, 25 exhibition days during second window and during third window on Sci-Fi more marries in the
Secret Agent Club, Santa with Muscles	TNT, Inc.	05/31/03	15 exhibition days per year in the U.S. and its territories on TBS SuperStation, TNT or up to two additional program services owned or operated by TBS Inc.
FreebirdThe Movie	VHI (MTV Networks)	03/21/00	Exclusive cable relevision exhibition on VH-1 (maximum of 50 exhibition days)
Painted Hero	WIN (World International Network)	,	Exclusive foreign tv. video, metiliny, and foreign theatrical rights innughout the world, excluding the U.S. and excluding English speaking Canadian home video rights, but including the rest of the Rights in Canada, and Spanish language rights in Puerto Rico.
	•		

Page 7 (December 18, 1997)

### SCHEDULE 1.3(a)

Bank: Wachovia Bank, N.A.

Winston Salem, North Carolina

Bank Transit Routing Number/ABA Number: 053100494

Account Number: 8738031470

Account Name: UST Inc.

### Schedule 1.4(c)

### CABIN FEVER ENTERTAINMENT REMAINING CAPITAL COMMITMENTS @ 11/30/97

### TITLE/PROJECTS

WHITE RAVEN	\$ 73,883
BLUE RIDER MULTI-PICTURE DEAL	325,000
ROYAL OAKS KIDS MULTI-PICTURE DEAL	125,000
PAPPYLAND	80,769
ROYAL OAKS #2	1,040,000
ROYAL OAKS #1	146,250
HOSTILE INTENT/BONE DADDY	325,000
EXCEPTION TO THE RULE	146,000
THE ONLY THRILL	475,000
EXECUTIVE POWER	65,000
ACTS OF BETRAYAL	97,000
RODEO SPORTSCOM	21,500

TOTAL COMMITMENTS \$2.920,402

### Schedule 1.4(c)

### DETAILS OF CAPITAL COMMITMENT PAYMENTS DECEMBER 1, 1997 THRU FEBRUARY 20, 1998

	As of 11/30/97		\$2,920,402
DECEMBE	R 1997		
12/03/97	ROYAL OAKS #2	\$100,000	
12/05/97	EXCEPTION TO THE RULE	146,000	
12/10/97	THE ONLY THRILL	475,000	
12/10/97	EXECUTIVE POWER	65,000	
12/15/97	ROYAL OAKS #2	200,000	•
12/18/97	ROYAL OAKS #2	300,000	
32, 20, 3	TOTAL	1,286,000	(1.286.000)
	:		1,634,402
JANUARY	1998		
01/09/98		30,769	
01/20/98		97,000	
01/21/98	BLUE RIDER -	,	
01/21/70	CLOWN AT MIDNIGHT	56,875	
01/27/98	PAPPYLAND	50,000	
01/2///0	TOTAL	234,644	
FEBRUAR	V 1009	·	
02/18/98	BLUE RIDER -		
02/10/90	CLOWN AT MIDNIGHT	81,250	
02/19/98	RODEO SPORTSCOM	6,329	
02/19/98	ROYAL OAKS #1	53.125	
02/20/70	TOTAL :	140,704	

95939175;# 2

### Schedule 2.3

Hart-Scott-Rodino Antitrust Improvements Act of 1976

### Schedule 2.4

None

### Schedule 2.5

- 1. RHI
- 2. Hit Entertainment Litigation based on CFE's termination of its obligations with respect to "The Elevator."
- 3. Steve Osburn Claim of copyright infringement in connection with screenplay for "Sioux City."
- 4. "Kenny Rogers Christmas Show" Claim for unauthorized inclusion of musical composition in program distributed by CFE. RHI providing indemnity and defense.
- 5. "Sky Dancers" Abrams-Gentile has disputed CFE's termination of its obligations.
- 6. Low Diamond Phillips Actor has asked for explanation of sums due as contingent compensation in connection with "Sioux City." CFE has responded to inquiry.
- 7. "Frankie The Fly" DGA claim that certain personnel were not paid.
- 8. Kenny Rogers Productions DGA/SAG/WGA requested direct payment of sums otherwise due to Kenny Rogers Productions ("KRP") in connection with "Kenny Rogers: A Christmas Show" and "The Gambler Returns." CFE responded that (a) CFE has no payment obligations to KRP with respect to the former, and with respect to the latter, CFE is substantially unrecouped.

# SCHEDULES TO ASSET PURCHASE AGREEMENT

Schedule	Description	Responsible Party	Completed
1.0	Affiliates of CFE	FWRV	X
1.1(a)(iv)	CFE Owned Productions (Name of Production; Percentage of Copyright Owned by CFE; Name of Co-Copyright Holder, if any)	FWRV	×
1.1(a)(v)	Unrecouped Advances (Amount of advance; party; to whom owned)	FWRV	×
1.1(b)(ii)	Master Recordings, Related Music and Promotional Videos which are Excluded Assets	FWRV	×
1.2(a)(iii)	List of CFE Licenses (with CFE as Licensor) which have Obligations Accruing after Closing Date (Description of license agreements and post-closing obligations, including amount)	FWRV	
1.3(a)	Wire Transfer Instructions	FWRV	X
1.4(b)	Joint Notice To Customers of CFE	FWRV	Draft .
1.4(c)	Capital Commitments as of 11/30/97	FWRV	
2.3	Conflicts of CFE	FWRV	X
2.4	Restrictions on CFE's right to assign the License Agreements, the Additional Rights and the balance of the Acquired Assets.	FWRV	×
2.5	Litigation	FWRV	X

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Schedule	Description	Responsible Party	Completed
5.2(a)(ii)	Closing List to Asset Purchase Agreement	FGK&S	×
6.1(c)	Releases	HHR	×
6.2(d)	HEI Guarantee	FGK&S	×
6.3(d)	UST Guarantee	FWRV	×

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# MISCELLANEOUS DOCUMENTS TO BE DELIVERED AT CLOSING UNDER THE ASSET PURCHASE AGREEMENT

Schedule	Description	Responsible Party	Completed
5.2(a)(i)	Bill of Sale of CFE	FGK&S	
5.3(a)(ii)	Assignment and Assumption Agreement between HEDC and CFE	FGK&S	
	Certificate of HEDC	FGK&S	
	Certificate of CFE	FWRV	
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### RELEASE

For good and valuable consideration (including without limitation the execution of the Asset Purchase Agreement made and entered into as of March 2, 1998 (the "Asset Purchase Agreement") and the Receivables Purchase Agreement made and entered into as of March 2, 1998 (the "Receivables Purchase Agreement") between Hallmark Entertainment Distribution Company ("HEDC") and Cabin Fever Entertainment Inc. ("CFE")), the receipt of which is hereby acknowledged, HALLMARK CARDS, INCORPORATED, a corporation organized under the laws of the State of Missouri, and each of its respective predecessors, successors, assignors, assignees, present and former affiliates, subsidiaries (including without limitation Hallmark Entertainment, Inc., HEDC and RHI Entertainment, Inc. ("RHI")) and shareholders, and each of their respective directors, officers, employees, agents, advisors, attorneys, representatives, heirs, executors and administrators, as the case may be (collectively, the "RELEASORS"), hereby release and forever discharge UST, Inc., a corporation organized under the laws of the State of Delaware, and each of its respective predecessors, successors, assignors, assignees, present and former affiliates, subsidiaries (including without limitation UST Enterprises Inc. and CFE) and shareholders, and each of their respective directors, officers, employees, agents, advisors, attorneys, representatives, heirs, executors and administrators, as the case may be (collectively, the "RELEASEES"), from and against any and all actions, causes of action, suits, debts, sums of money, accounts, reckonings, bonds, bills, covenants, contracts, conversions, controversies, agreements, promises, variances, trespasses, damages, judgments,

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extents, executions, claims and demands whatsoever, in law or in equity, which the RELEASORS or any of them now have, or hereafter can, shall or may have, against the RELEASEES or any of them for, upon or by reason of any matter, claim, cause or thing whatsoever arising out of or in any way related to the License Agreements (as that term is defined in the Asset Purchase Agreement) or the facts asserted in the civil lawsuits entitled Cabin Fever Entertainment Inc. v. RHI Entertainment, Inc., et al., Case No. 97 Civ. 4339 (RPP) in the United States District Court for the Southern District of New York, or Cabin Fever Entertainment Inc. v. RHI Entertainment, Inc., et al., Index No. 97/603964 in the Supreme Court of the State of New York, County of New York, with the exception of: (a) the parties' obligations to each other set forth in the Asset Purchase Agreement and the Schedules thereto (including without limitation RHI's ongoing indemnification obligations with respect to any breach by RHI of its written representations and warranties to CFE as set forth in the sections of the License Agreements designated as such); and (b) the parties' obligations to each other set forth in the Receivables Purchase Agreement.

This release shall be governed by New York law without regard to principles of conflict of laws, and may not be modified or amended except in a writing signed by all parties.

IN WITNESS THEREOF, the RELEASORS have caused this RELEASE to be executed this 2nd day of March, 1998.

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Title:		 	

### RELEASE

For good and valuable consideration (including without limitation the execution of the Asset Purchase Agreement made and entered into as of March 2, 1998 (the "Asset Purchase Agreement") and the Receivables Purchase Agreement made and entered into as of March 2, 1998 (the "Receivables Purchase Agreement") between Hallmark Entertainment Distribution Company ("HEDC") and Cabin Fever Entertainment Inc. ("CFE")), the receipt of which is hereby acknowledged, UST INC., a corporation organized under the laws of the State of Delaware, and each of its respective predecessors, successors, assignors, assignees, present and former affiliates, subsidiaries (including without limitation UST Enterprises Inc. and CFE) and shareholders, and each of their respective directors, officers, employees, agents, advisors, attorneys, representatives, heirs, executors and administrators, as the case may be (collectively, the "RELEASORS"), hereby release and forever discharge Hallmark Cards, Incorporated, a corporation organized under the laws of the State of Missouri, and each of its respective predecessors, successors, assignors, assignees, present and former affiliates, subsidiaries (including without limitation Hallmark Entertainment, Inc., HEDC and RHI Entertainment, Inc. ("RHI")) and shareholders, and each of their respective directors, officers, employees, agents, advisors, attorneys, representatives, heirs, executors and administrators, as the case may be (collectively, the "RELEASEES"), from and against any and all actions, causes of action, suits, debts, sums of money, accounts, reckonings, bonds, bills, covenants, contracts, conversions, controversies, agreements, promises, variances, trespasses, damages, judgments, extents, executions, claims and demands

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whatsoever, in law or in equity, which the RELEASORS or any of them now have, or hereafter can, shall or may have, against the RELEASEES or any of them for, upon or by reason of any matter, claim, cause or thing whatsoever arising out of or in any way related to the License Agreements (as that term is defined in the Asset Purchase Agreement) or the facts asserted in the civil lawsuits entitled Cabin Fever Entertainment Inc. v. RHI Entertainment, Inc., et al., Case No. 97 Civ. 4339 (RPP) in the United States District Court for the Southern District of New York, or Cabin Fever Entertainment Inc. v. RHI Entertainment, Inc., et al., Index No. 97/603964 in the Supreme Court of the State of New York, County of New York, with the exception of: (a) the parties' obligations to each other set forth in the Asset Purchase Agreement and the Schedules thereto (including without limitation RHI's ongoing indemnification obligations with respect to any breach by RHI of its written representations and warranties to CFE as set forth in the sections of the License Agreements designated as such); and (b) the parties' obligations to each other set forth in the Receivables Purchase Agreement.

This release shall be governed by New York law without regard to principles of conflict of laws, and may not be modified or amended except in a writing signed by all parties.

IN WITNESS THEREOF, the RELEASORS have caused this RELEASE to be executed this 2nd day of March, 1998.

By: Robert 1 D'alemander.

Title: Sr. V. P. a Conterller.

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### **GUARANTY AGREEMENT**

### March 2, 1998

- 1. For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, Hallmark Entertainment, Inc., a Delaware corporation ("Guarantor"), hereby guarantees to Cabin Fever Entertainment Inc., a Delaware corporation ("CFE"), the full and timely performance by Hallmark Entertainment Distribution Company, a Delaware corporation ("HEDC"), of all of HEDC's obligations, including without limitation indemnification obligations, pursuant to the Asset Purchase Agreement (the "Purchase Agreement") dated of even date herewith between HEDC and CFE (as such Purchase Agreement is presently written or hereafter amended in accordance with the terms thereof) in the same manner and to the same extent as though the Purchase Agreement were executed by Guarantor (the "Guaranteed Obligations"). Guarantor agrees that in the event of the failure of HEDC to perform the Guaranteed Obligations when due under the Purchase Agreement, Guarantor will promptly perform such obligations that may be due.
- 2. This Guaranty and the covenants contained herein constitute separate, distinct and direct obligations on Guarantor's part and a separate action or actions may be brought and prosecuted against Guarantor, whether or not action is brought against HEDC or whether or not HEDC is joined in any such action or actions. Guarantor agrees that in the event CFE desires to enforce any rights or remedies under the Purchase Agreement, CFE may proceed against Guarantor without first exhausting any rights or remedies which CFE may have against HEDC and Guarantor hereby waives any right to require CFE to proceed against HEDC or to proceed against or exhaust any security whether now held or hereafter acquired from HEDC.
- 3. Guarantor hereby waives diligence, presentment, protest, notice of protest, demand for performance, notice of nonperformance, default or nonpayment in the performance of the Guaranteed Obligations and notice of acceptance of this Guaranty.
- 4. Guarantor's obligations and undertakings hereunder shall not be impaired, nor shall Guarantor be released from such obligations and undertakings, by reason of the voluntary or involuntary liquidation, dissolution, sale or other disposition of all or substantially all of the assets of HEDC, or the marshalling of assets and liabilities of HEDC or receivership, insolvency, bankruptcy, assignment for the benefit of creditors, reorganization or other similar proceeding affecting HEDC or any of its assets or the disaffirmance of the Purchase Agreement in such proceedings.
- 5. Notwithstanding any payment or payments made by Guarantor hereunder or any set-off or application of funds of Guarantor by CFE, Guarantor shall not be entitled to be subrogated to any of the rights of CFE against HEDC, nor shall Guarantor seek any

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reimbursement from HEDC in respect of payments made by Guarantor hereunder, until all amounts owing to CFE by HEDC for or on account of the Guaranteed Obligations are indefeasibly paid in full. If, notwithstanding the provisions of this paragraph, Guarantor shall become entitled to present any claim or receive a distribution on account of any such subrogation rights in any bankruptcy, insolvency, reorganization or other similar proceeding in respect of HEDC, Guarantor's rights in respect of such claim or distribution shall be subject and subordinate to the rights of CFE against HEDC in respect of the Guaranteed Obligations, and any monies to which Guarantor would otherwise be entitled in any such proceeding shall, instead, be paid over to CFE until the Guaranteed Obligations shall be paid in full.

- 6. In the event CFE institutes an action to enforce CFE's rights pursuant to this Guaranty, CFE and Guarantor hereby agree that the losing party shall pay reasonable attorneys' fees and all other costs and expenses which may be incurred by the prevailing party in connection with the enforcement of this Guaranty.
- 7. All notices which either party shall be required to or shall desire to give to the other party in connection with this Guaranty shall be personally delivered or sent by telex, telecopier or by registered or certified mail, postage prepaid, addressed as follows:

To CFE:

Cabin Fever Entertainment Inc. 100 West Putnam Avenue Greenwich, Connecticut 06830 Attn: Corporate Secretary Facsimile No.: (203) 863-5332

with a copy to:

Franklin, Weinrib, Rudell & Vassallo, P.C. 488 Madison Avenue New York, New York 10022 Attn: Michael I. Rudell, Esq. and Nicholas Gordon, Esq. Facsimile No.: (212) 308-0642

### To Guarantor:

Hallmark Entertainment, Inc. c/o Hallmark Cards, Incorporated 2501 McGee M.D. #342 Kansas City, Missouri 64108 Attention: Mr. Robert Druten Facsimile No: (816) 274-8203

### with a copy to:

Frankfurt, Garbus, Klein & Selz, P.C.
488 Madison Avenue
New York, New York 10022
Attn: Thomas D. Selz, Esq.
Facsimile No.: (212) 593-9175

Notices sent in the manner herein provided shall be deemed given on the day of delivery, the day of transmission, or the day on which they were so mailed, as applicable. Either party may from time to time designate a new address to which notices are thereafter to be sent.

- 8. This Guaranty may not be amended, supplemented, terminated or discharged, except by an agreement in writing signed by both parties.
- 9. This Guaranty may be executed in counterparts, all of which shall be considered one and the same agreement.
- 10. This Guaranty shall be governed by and construed in accordance with the laws of the State of New York, regardless of the laws that might otherwise govern under applicable principles of conflicts of laws thereof. Each of the parties hereto irrevocably consents to the exclusive jurisdiction and venue of any federal and state courts located within New York County in connection with any matter based upon or arising out of this Guaranty or the matters contemplated herein, agrees that process may be served upon them in any manner authorized by the laws of the State of New York for such persons and waives and covenants not to assert or plead any objection which they might otherwise have to such jurisdiction, venue and such process.
- 11. The invalidity or unenforceability of any provision herein shall not effect any other provision, and any invalid or unenforceable provision shall be limited only to the extent necessary to conform to law and as to most closely carry out the intent of the parties hereto.

12. This Guaranty and all of the terms and provisions hereof shall be binding on and inure to the benefit of the successors, transferees, and assigns of each of the parties hereto.

HALLMARK ENTERTAINMENT, INC.

By:\_\_\_\_\_\_\_\_
An Authorized Signatory

An Authorized Signatory

By:\_\_\_\_\_\_\_\_
An Authorized Signatory

### **GUARANTY AGREEMENT**

### March 2, 1998

- 1. For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, UST Inc., a Delaware corporation ("Guarantor"), hereby guarantees to Hallmark Entertainment Distribution Company, a Delaware corporation ("HEDC"), the full and timely performance by Cabin Fever Entertainment Inc., a Delaware corporation ("CFE"), of all of CFE's obligations, including without limitation indemnification obligations, pursuant to the Asset Purchase Agreement (the "Purchase Agreement") dated of even date herewith between HEDC and CFE (as such Purchase Agreement is presently written or hereafter amended in accordance with the terms thereof) in the same manner and to the same extent as though the Purchase Agreement were executed by Guarantor (the "Guaranteed Obligations"). Guarantor agrees that in the event of the failure of CFE to perform the Guaranteed Obligations when due under the Purchase Agreement, Guarantor will promptly perform such obligations that may be due.
- 2. This Guaranty and the covenants contained herein constitute separate, distinct and direct obligations on Guarantor's part and a separate action or actions may be brought and prosecuted against Guarantor, whether or not action is brought against CFE or whether or not CFE is joined in any such action or actions. Guarantor agrees that in the event HEDC desires to enforce any rights or remedies under the Purchase Agreement, HEDC may proceed against Guarantor without first exhausting any rights or remedies which HEDC may have against CFE and Guarantor hereby waives any right to require HEDC to proceed against CFE or to proceed against or exhaust any security whether now held or hereafter acquired from CFE.
- 3. Guarantor hereby waives diligence, presentment, protest, notice of protest, demand for performance, notice of nonperformance, default or nonpayment in the performance of the Guaranteed Obligations and notice of acceptance of this Guaranty.
- 4. Guarantor's obligations and undertakings hereunder shall not be impaired, nor shall Guarantor be released from such obligations and undertakings, by reason of the voluntary or involuntary liquidation, dissolution, sale or other disposition of all or substantially all of the assets of CFE, or the marshalling of assets and liabilities of CFE or receivership, insolvency, bankruptcy, assignment for the benefit of creditors, reorganization or other similar proceeding affecting CFE or any of its assets or the disaffirmance of the Purchase Agreement in such proceedings.
- 5. Notwithstanding any payment or payments made by Guarantor hereunder or any set-off or application of funds of Guarantor by HEDC, Guarantor shall not be entitled to be subrogated to any of the rights of HEDC against CFE, nor shall Guarantor seek any

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reimbursement from CFE in respect of payments made by Guarantor hereunder, until all amounts owing to HEDC by CFE for or on account of the Guaranteed Obligations are indefeasibly paid in full. If, notwithstanding the provisions of this paragraph, Guarantor shall become entitled to present any claim or receive a distribution on account of any such subrogation rights in any bankruptcy, insolvency, reorganization or other similar proceeding in respect of CFE, Guarantor's rights in respect of such claim or distribution shall be subject and subordinate to the rights of HEDC against CFE in respect of the Guaranteed Obligations, and any monies to which Guarantor would otherwise be entitled in any such proceeding shall, instead, be paid over to HEDC until the Guaranteed Obligations shall be paid in full.

- 6. In the event HEDC institutes an action to enforce HEDC's rights pursuant to this Guaranty, HEDC and Guarantor hereby agree that the losing party shall pay reasonable attorneys' fees and all other costs and expenses which may be incurred by the prevailing party in connection with the enforcement of this Guaranty.
- 7. All notices which either party shall be required to or shall desire to give to the other party in connection with this Guaranty shall be personally delivered or sent by telex, telecopier or by registered or certified mail, postage prepaid, addressed as follows:

### To Guarantor:

UST Inc. 100 West Putnam Avenue Greenwich, Connecticut 06830 Attn: General Counsel Facsimile No.: (203) 661-5613

### with a copy to:

Franklin, Weinrib, Rudell & Vassallo, P.C. 488 Madison Avenue New York, New York 10022 Attn: Michael I. Rudell, Esq. and Nicholas Gordon, Esq. Facsimile No.: (212) 308-0642

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To HEDC:

Hallmark Entertainment Distribution Company c/o Hallmark Cards, Incorporated 2501 McGee M.D. #342 Kansas City, Missouri 64108 Attention: Mr. Robert Druten Facsimile No. (816) 274-8203

with a copy to:

Frankfurt, Garbus, Klein & Selz, P.C. 488 Madison Avenue
New York, New York 10022
Attn: Thomas D. Selz, Esq.
Facsimile No.: (212) 593-9175

Notices sent in the manner herein provided shall be deemed given on the day of delivery, the day of transmission, or the day on which they were so mailed, as applicable. Either party may from time to time designate a new address to which notices are thereafter to be sent.

- 8. This Guaranty may not be amended, supplemented, terminated or discharged, except by an agreement in writing signed by both parties.
- 9. This Guaranty may be executed in counterparts, all of which shall be considered one and the same agreement.
- 10. This Guaranty shall be governed by and construed in accordance with the laws of the State of New York, regardless of the laws that might otherwise govern under applicable principles of conflicts of laws thereof. Each of the parties hereto irrevocably consents to the exclusive jurisdiction and venue of any federal and state courts located within New York County in connection with any matter based upon or arising out of this Guaranty or the matters contemplated herein, agrees that process may be served upon them in any manner authorized by the laws of the State of New York for such persons and waives and covenants not to assert or plead any objection which they might otherwise have to such jurisdiction, venue and such process.
- 11. The invalidity or unenforceability of any provision herein shall not effect any other provision, and any invalid or unenforceable provision shall be limited only to the extent necessary to conform to law and as to most closely carry out the intent of the parties hereto.

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12. This Guaranty and all of the terms and provisions hereof shall be binding on and inure to the benefit of the successors, transferees, and assigns of each of the parties hereto.					
UST INC.					
By: An Authorized Signatory					
ACCEPTED AND AGREED:					
HALLMARK ENTERTAINMENT DISTRIBUTION COMPANY					
By: An Authorized Signatory					

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