

RELEASE OF MORTGAGES, ASSIGNMENTS OF RENTS,
AND UCC FINANCING STATEMENT

[Property Address: 344 South Street and 5 Cedar Street, Northampton, MA]

TD BANK, N.A., a national banking association, and holder of the following:

1. a mortgage from Alan M. and Eileen C. Wiernasz (the "Mortgagors") to Springfield Institution For Savings dated September 29, 1997 and recorded in Book 5209, Page 259, as affected by a modification agreement between the Mortgagors and the First Massachusetts Bank, N.A. dated January 29, 2001 and recorded in Book 6114, Page 183 (such mortgage, as so affected, being hereinafter referred to as the "First Mortgage"),
2. a collateral assignment of leases and rents by the Mortgagors in favor of Springfield Institution For Savings dated September 29, 1997 and recorded in Book 5209, Page 266, as affected by a modification agreement between the Mortgagors and the First Massachusetts Bank, N.A. dated January 29, 2001 and recorded in Book 6114, Page 185 (such collateral assignment, as so affected, being hereinafter referred to as the "First Assignment of Rents"),
3. a mortgage from the Mortgagors to Banknorth, N.A. dated November 9, 2004 and recorded in Book 8061, Page 104 (such mortgage being hereinafter referred to as the "Second Mortgage"),
4. a collateral assignment of leases and rents by the Mortgagors in favor of Banknorth, N.A. dated November 9, 2004 and recorded in Book 8061, Page 124 (such collateral assignment being hereinafter referred to as the "Second Assignment of Rents"), and
5. a UCC financing statement from Alan M. and Eileen C. Wiernasz, as the debtors, in favor of Banknorth, N.A., as the secured party, recorded on November 12, 2004 in Book 8061, Page 135 (the "UCC Financing Statement"),

for consideration paid, releases to the grantee under a certain Foreclosure Deed from TD Bank, N.A. in favor of such grantee of even date hereto and recorded herewith, all interest acquired under the First Mortgage, First Assignment of Rents, Second Mortgage and Second Assignment of Rents in the real estate subject to the lien of the First Mortgage, First Assignment of Rents, Second Mortgage and Second Assignment of Rents and terminates the UCC Financing Statement.

As used hereinabove, the term "recorded" shall mean recorded with the Hampshire County Registry of Deeds.

For authority of the Bank's signatory to sign below, see instrument recorded with the Franklin County Registry of Deeds in Book 05608, Page 122.

Witness the execution hereof under seal this ____ day of _____, 2009.

TD BANK, N.A., formerly known as TD Banknorth, N.A., formerly known as Banknorth, N.A., formerly known as Peoples Heritage Bank, N.A., as successor by merger to First Massachusetts Bank, N.A., as successor by merger to Family Bank, N.A., as successor by conversion to Family Bank, FSB, as successor by merger to Springfield Institution for Savings

By: _____
Name: Diane Whitten
Title: Senior Vice President

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF _____

On this ____ day of _____, 2009, before me, the undersigned notary public, personally appeared Diane Whitten, as Senior Vice President for TD Bank, N.A., a national banking association, proved to me through satisfactory evidence of identification, which was based on my personal knowledge of the identity of the person, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

, Notary Public
My commission expires: