

PURCHASE AND SALE AGREEMENT

1. **PARTIES.** This Agreement is made this 27th day of May, 2010 between the City of Hartford, a Connecticut municipality with an address of 550 Main Street, Hartford, Connecticut 06103, hereinafter called SELLER and _____, with an address of _____ hereinafter called the BUYER.
2. **DESCRIPTION.** Subject to the terms and conditions hereinafter set forth, the SELLER agrees to sell and the BUYER agrees to buy the following bounded and described Premises: A parcel of land with any buildings thereon containing about _____ sq. ft., situated at _____, Hartford, Connecticut, being all of the Premises as more particularly described in Schedule A attached hereto (the "Premises").
3. **BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES.** Included in the sale as part of said Premises are all buildings, structures, improvements and fixtures located in or on the Premises.
4. **TITLE/"AS-IS" PURCHASE; WAIVER.** Said Premises are to be conveyed on or before ten o'clock a.m. on June 25, 2010, or such other date as shall be agreed to by the parties, by a quitclaim deed (the "Deed") of the SELLER. The Premises is being sold in an "AS IS" condition and "WITH ALL FAULTS" as of the date of this Agreement and of the Closing, as defined herein. Except as expressly set forth in this Agreement, no representations or warranties have been made or are made and no responsibility has been or is assumed by SELLER or by any officer, person, firm, agent or representative acting or purporting to act on behalf of SELLER as to the condition or repair of the Premises or as to any other fact or condition which has or might affect the Premises or the condition, repair, value, expense or operation or income potential of the Premises or any portion thereof. The parties agree that all understandings and agreements heretofore made between them or their respective agents or representatives are merged in this Agreement, which alone fully and completely expresses their agreement.

The parties agree that this Agreement has been entered into after full investigation, or with the parties satisfied with the opportunity afforded for investigation, neither party relying upon any statement or representation by the other unless such statement or representation is specifically embodied in this Agreement or the Exhibits and/or Schedules annexed hereto.

SELLER makes no representations or warranties as to whether the Premises contains oil, petroleum or chemical liquids or solids, liquid or gaseous products, asbestos or any other harmful or toxic substances or pertaining to the extent, location or nature of same (hereinafter "Hazardous Materials"). Further, to the extent that SELLER has provided to BUYER information from any inspection, engineering or environmental reports concerning Hazardous Materials, SELLER makes no representations or warranties with respect to the accuracy or completeness, methodology of preparation or otherwise concerning the contents of such reports.

BUYER waives and releases SELLER from any present or future claims arising from or relating to the presence or alleged presence of oil, petroleum or chemical liquids or solids, liquid or gaseous products, asbestos or any other harmful or toxic substances in, on, under or about the Premises including, without limitation, any claims under or on account of (a) the Comprehensive Environmental Response, Compensation and Liability Act of 1980,

as the same may have been or may be amended from time to time, similar state statutes, and any regulations promulgated thereunder, (b) any other federal, state or local law, ordinance, rule or regulation, now or hereafter in effect, that deals with or otherwise in any manner relates to, environmental matters of any kind, or (c) this Agreement or the common law. The terms and provisions of this paragraph shall survive Closing, as defined below, hereunder.

5. **CONSIDERATION.** For the Deed and conveyance the BUYER is to pay the sum of _____ as the price of which Five Thousand dollars and no/100 (\$5,000.00) Deposit has been paid and recording fees in the amount of Sixty dollars and no/100 (\$60.00) for a total Balance Due of _____. Balances due are to be paid by certified check, Connecticut Attorney's IOLTA check or bank check upon delivery of the Deed.
6. **PERFORMANCE.** The Deed is to be delivered and the consideration paid, at the Finance Office located at 550 Main Street in the City of Hartford on or before ten o'clock a.m. on June 25, 2010 as such closing shall be scheduled with the City Finance Office at least one week prior to its anticipated date unless some other place and time should be mutually agreed upon in writing (the "Closing"). The Deed shall be recorded by the City immediately following the Closing. Should the BUYER fail to close within the timeframe allotted BUYER shall have no further rights under this Agreement and shall forfeit any deposit or other payment made to date with respect to this Agreement without recourse.
7. **CASUALTY LOSS.** Until the Closing, the risk of loss by fire or other casualty to any improvements on the Premises, shall be borne by SELLER, and liability for personal injury or damage to property of others at the Premises, except as otherwise agreed upon by BUYER and SELLER.
8. **INSPECTION CONTINGENCY.** The obligations of SELLER and BUYER hereunder are specifically conditioned upon the following:

BUYER's Right to Investigate. SELLER agrees to allow BUYER and BUYER's contractors, subcontractors, agents or representatives reasonable access to the Premises (during business hours) for purposes of any physical or environmental inspection of the Premises. BUYER and/or BUYER's agents and/or representatives shall not interfere with the activities of tenants or any persons occupying or providing services at the Premises and will repair promptly any physical damage caused by the inspections. BUYER and/or BUYER's agents and/or representatives will not reveal to any third party not approved by SELLER the results of its inspections.

NOTWITHSTANDING THE PRECEDING, BUYER SHALL NOT CONDUCT OR ALLOW ANY PHYSICALLY INTRUSIVE TESTING OF, ON OR UNDER ANY STRUCTURE ON THE PROPERTY WITHOUT FIRST OBTAINING SELLER'S WRITTEN CONSENT AS TO THE TIMING AND SCOPE OF WORK TO BE PERFORMED AND, UPON REQUEST OF SELLER, ENTERING INTO AN ACCESS AGREEMENT IN A FORM ACCEPTABLE TO SELLER. SELLER WILL, UPON REASONABLE NOTICE FROM BUYER, TIMELY PREPARE AN ACCESS AGREEMENT TO ALLOW SUCH TESTING.

BUYER shall furnish written proof to SELLER of compliance with the insurance requirements set forth in this section for any entity and/or person performing any physical or environmental inspections of the Premises ("Inspections") prior to such Inspections. An

insurance company licensed to conduct business in the State of Connecticut and having a current A.M. Best's minimum rating of "A-" and a financial size of at least "X." shall issue all policies. Acceptable written proof of insurance coverages will be the ACCORD form or a form with the same format. Each certificate will contain a thirty (30) day notice of cancellation. All renewal certificates shall be furnished at least ten (10) days prior to policy expiration. Except as otherwise required in this section, coverage shall remain in force during the period of any Inspections. All policy forms shall be on the occurrence form except as otherwise expressly provided herein or except as may be authorized by SELLER's Risk Manager. All deductibles and retentions are the sole responsibility of BUYER to pay and/or indemnify. The required insurance coverages are as follows:

- a. Commercial General Liability, including Contractual Liability, with limits not less than \$1,000,000 Combined Single Limit Bodily Injury and Premises Damage and \$2,000,000 General Aggregate All deductibles or self-insured retentions, if any, are the sole responsibility of the BUYER to pay and/or indemnify.
- b. Automobile Liability insurance including non-owned and hired vehicles with the same limits as set forth above.
- c. Workers' Compensation Insurance at the Statutory Limits in accordance with Connecticut General Statutes. Employers' Liability with limits of \$100,000 each accident, \$500,000 each disease/policy limit, and \$100,000 for each disease for each employee
- d. Contractor's Contingent Pollution Liability or Pollution Legal Liability: This policy shall provide coverage for claims arising from third party injury and property damage, including clean-up costs which result from pollution conditions arising out of Contractor's operations and completed operations. Completed Operations shall remain in effect for no less than three (3) years after final completion.
- e. Umbrella/Excess Liability form over the amounts described above. Employers' Liability with limits of \$4,000,000 Combined Single and Aggregate Limit.
- f. The SELLER shall be included as an Additional Insured as its interests may appear on the appropriate coverage in the above sections.

Any inspections shall be solely at BUYER's expense. BUYER shall give SELLER reasonable prior notice of its intention to conduct any inspections and SELLER reserves the right to have a representative present. BUYER agrees to provide SELLER, at no cost to SELLER, with a copy of any inspection report upon SELLER's written request, which agreement shall survive Closing or termination of this Agreement.

SELLER makes no representations or warranties as to the truth, accuracy or completeness of any materials, data or other information supplied to BUYER in connection with BUYER's inspection of the Premises (e.g., that such materials are complete, accurate or the final version thereof, or that all such materials are in SELLER's possession). It is the parties' express understanding and agreement that such materials are provided only for BUYER's convenience in making its own examination and determination prior to the Closing. BUYER agrees to rely exclusively on its own independent investigation and evaluation of every aspect of the Premises and not on any materials supplied by SELLER. BUYER expressly disclaims any intent to rely on any such materials supplied by SELLER in

connection with its inspection and agrees that it shall rely solely on its own independently developed or verified information.

BUYER shall not suffer or permit any mechanic's liens or other liens to be filed against the Premises, or any part thereof, by reason of any work, labor, services or materials done for, or supplied to, BUYER. If any such lien shall be filed at any time, BUYER shall cause the same to be discharged of record within ninety (90) days after the date of filing the same, by payment, deposit or bond. If BUYER shall fail to discharge any such lien within such period and has failed to commence any legal action to discharge any such lien, then, in addition, to any other right or remedy of SELLER, SELLER may, but shall not be obligated to, procure the discharge of the same. Any amount paid by SELLER for said purposes, and all reasonable counsel fees, in defending any such action or in procuring the discharge of any such lien shall become due and payable forthwith by BUYER to SELLER, and failure to pay same within thirty (30) days of BUYER's receipt of billing therefor and notice of demand for payment thereof shall be a default under this Agreement.

BUYER agrees to (which agreement shall survive the Closing or termination of this Agreement) at all times, defend, indemnify, protect, save and hold harmless SELLER and its officials, agents, employees and assigns from any and all loss, liability, claims, actions, suits, demands, judgments, costs, interest and any expense whatsoever for or arising from: (a) injury to, or the death of, any person or persons, including, without limitation, officers, agents and employees of BUYER occurring as a result of BUYER's activities on the Premises and (b) damage to real or personal property sustained by any entity or person, including, without limitation, officers, agents and employees of BUYER, occurring as a result of BUYER's activities on the Premises, (c) environmental claims or liability occurring as a result of BUYER's activities on the Premises, (d) any act or omission by BUYER, its agents, representatives, consultants or other contractors in connection with this Agreement or any of said parties' activities on the Premises, and (e) BUYER's breach of any of the terms of this Agreement. This includes, but is not limited to, the costs of investigation, defense and settlement and payment of any claim or any judgment of any legal liabilities. In case any action or proceeding is brought against SELLER by reason of any matter which is the subject of the foregoing indemnity, BUYER shall pay all costs, reasonable attorneys' fees, expenses and liabilities resulting therefrom, and shall resist such action or proceeding, at BUYER's sole cost and expense, by attorneys chosen by BUYER and reasonably satisfactory to SELLER.

This indemnity shall survive the termination or expiration of this Agreement.

BUYER's sole rights with respect to any matter to which it objects found in its inspections under this section shall be as set forth in Section 11 hereof.

9. DEFAULT; TERMINATION; NON-WAIVER.

Should either party be in breach or default under or otherwise fail to comply with any of the terms, to meet any of the deadlines, to fulfill any of the conditions or to satisfy any of the contingencies, of this Agreement, the non-defaulting party shall have the option to terminate this Agreement upon ten (10) days written notice to the other party of the alleged breach, default or failure, and the failure by such other party to cure such breach, default or failure within such ten (10) day period. The non-defaulting party shall promptly notify the defaulting party in writing of any alleged default upon obtaining knowledge thereof. The date of the Closing shall be extended to the extent necessary to afford the defaulting party the full ten (10) day period to cure such default.

Whenever this Agreement provides for a termination of this Agreement by a party, neither party shall have any further rights, obligations or remedies against the other party (including without limitation any remedy at law or equity) except for any right, obligation or remedy which has accrued prior to or upon such termination.

Any failure by either party to insist upon the strict performance of any of the terms and provisions hereof shall not be a waiver and either party, notwithstanding any such failure, shall have the right thereafter to insist upon the strict performance of any and all terms and provisions of this Agreement.

Notwithstanding any other provision of this section, if SELLER should default under this Agreement, BUYER shall not have the option of seeking specific performance.

Notwithstanding any other provision of this section, in addition to any other remedies pursued by SELLER in the case of BUYER default where BUYER fails to cure within the time authorized, BUYER forfeits all deposits paid to the date of default.

10. ENVIRONMENTAL INDEMNIFICATION AND HOLD HARMLESS.

10.1 Definitions.

10.1.1 "Hazardous Material". For the purposes of this Agreement, "Hazardous Material" means any substance:

- (a) the presence of which requires investigation or remediation under any federal, state or local statute, regulation, ordinance, order, action, policy or common law; or
- (b) which is or becomes defined as a "hazardous waste," "hazardous substance," pollutant or contaminant under any federal, state or local statute, regulation, rule or ordinance or amendments thereto including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. section 9601 et seq.) and/or the Resource Conservation and Recovery Act (42 U.S.C. section 6901 et seq.); or
- (c) which is toxic, explosive, corrosive, flammable, infectious, radioactive, carcinogenic, mutagenic, or otherwise hazardous and is or becomes regulated by any governmental authority, agency, department, commission, board, agency or instrumentality of the United States, or the State of Connecticut; or
- (d) the presence of which on the Premises causes or threatens to cause a nuisance upon the Premises or to adjacent properties or poses or threatens to pose a hazard to the health or safety of persons on or about the Premises; or
- (e) the presence of which on adjacent properties could constitute a trespass by SELLER; or
- (f) without limitation, which contains gasoline, diesel fuel or other petroleum hydrocarbons; or
- (g) without limitation, which contains polychlorinated biphenyl's (PCBs), asbestos or urea formaldehyde foam insulation; or
- (h) without limitation, radon gas.

10.1.2 "Environmental Requirements." For the purpose of this Agreement, "Environmental Requirements" means all applicable present and future statutes, regulations, rules, ordinances, codes, licenses, permits, orders, approvals, plans, authorizations, concessions, franchises, and similar items, of all governmental agencies,

departments, commissions, boards, bureaus, or instrumentality's of the United States, state and political subdivisions thereof and all applicable judicial, administrative, and regulatory decrees, judgments, and orders relating to the protection of human health or the environment, including without limitation:

(a) All requirements, including but not limited to those pertaining to reporting, licensing, permitting, investigation and remediation of emissions, discharges, releases, or threatened releases of "Hazardous Material," chemical substances, pollutants, contaminants, or hazardous or toxic substances, materials or wastes whether solid, liquid, or gaseous in nature, into the air, surface water, ground water, or land, or relating to the manufacture, processing, distribution, use, treatment, storage, disposal, transport, or handling of chemical substances, pollutants, contaminants, or hazardous or toxic substances, materials, or wastes, whether solid, liquid, or gaseous in nature; and

(b) All requirements pertaining to the protection of the health and safety of employees or the public.

10.1.3 "Environmental Damages." For the purposes of this Agreement, "Environmental Damages" means all claims, judgments, damages, losses, penalties, fines, liabilities (including strict liability), encumbrances, liens, costs, and expenses of investigation and defense of any claim, whether or not such claim is ultimately defeated, and of any good faith settlement of judgment, of whatever kind or nature, contingent or otherwise, matured or unmatured, foreseeable or unforeseeable, including without limitation reasonable attorneys' fees and disbursements and consultants' fees, any of which are incurred at any time as a result of the existence of Hazardous Material upon, about, beneath the Premises or migrating or threatening to migrate to or from the Premises, or the existence of a violation of Environmental Requirements pertaining to the Premises, regardless of whether the existence of such Hazardous Material or the violation of Environmental Requirements arose prior to the present ownership or operation of the Premises and including without limitation:

(a) Damages for personal injury, or injury to property or natural resources occurring upon or off of the Premises, including, without limitation, the cost of demolition and rebuilding of any improvements on real property, interest and penalties, including but not limited to claims brought by or on behalf of employees of BUYER; and

(b) Fees incurred for the services of attorneys, consultants, contractors, experts, laboratories and all other costs incurred in connection with the investigation or remediation of such Hazardous Material or violation of Environmental Requirements including, but not limited to, the preparation of any feasibility studies or reports or the performance of any cleanup, remediation, removal, response, abatement, containment, closure, restoration or monitoring work required by any federal, state or local governmental agency or political subdivision, or reasonably necessary to make full economic use of the Premises or any other property or otherwise expended in connection with such conditions, and including without limitation any attorneys' fees, costs and expenses incurred in enforcing this Agreement or collecting any sums due hereunder; and

(c) Liability to any third person or governmental agency to indemnify such person or agency for costs expended in connection with the items referenced in subparagraph (b) herein.

10.2 After Closing, BUYER, its successors, assigns and guarantors, agree to indemnify, defend, reimburse and hold harmless: (a) SELLER, and SELLER's officers, officials, employees, agents, contractors, subcontractors, experts, licensees, affiliates, lessees, mortgagees, trustees, and invitees of such persons, from and against any and all Environmental Damages arising from the presence of Hazardous Material upon, about or beneath the Premises or migrating to or from the Premises, or arising in any manner whatsoever out of the violation of any Environmental Requirements pertaining to the Premises and the activities thereon, or the breach of any warranty or covenant or the inaccuracy of any representation of SELLER contained in this Agreement. Notwithstanding the foregoing, BUYER shall not be obligated to so indemnify SELLER and SELLER's officers, officials, employees, agents, contractors, subcontractors, experts, licensees, affiliates, lessees, mortgagees, trustees, and invitees of such persons, from any personal injury claims arising from the occupancy of the Premises prior to the Closing provided such claims did not arise in connection with the activities of BUYER, its successors, assigns, and guarantors on the Premises.

10.3. This obligation shall include, but not be limited to, the burden and expense of defending all claims, suits and administrative proceedings (with counsel reasonably approved by the indemnified parties), even if such claims, suits or proceedings are groundless, false or fraudulent, and conducting all negotiations of any description, and paying and discharging, when and as the same become due, any and all judgments, penalties or other sums due against such indemnified persons. SELLER, at its sole expense, may employ additional counsel of its choice to associate with counsel representing BUYER.

10.4 The obligations of BUYER under this section shall survive the Closing, the termination of this Agreement, the discharge of all other obligations owed by the parties to each other, and any transfer of title to the Premises (whether by sale, foreclosure, deed in lieu of foreclosure or otherwise).

10.5 The obligations of BUYER under this section shall not be affected by any investigation by or on behalf of SELLER, or by any information that SELLER may have or obtain with respect thereto.

11. BUYER'S RIGHT TO TERMINATE. If as a result of the investigations provided for in Section 8, BUYER determines that the Premises are not suitable for its purposes, BUYER shall have the right by giving SELLER written notice ("Termination Notice") within twenty (20) days after the date of this Agreement ("Acceptance Date") to terminate its obligation to purchase the Premises. Once the Termination Notice is given in accordance with this section, neither party shall have any further liability hereunder except as otherwise specifically set forth in this Agreement. BUYER recognizes that in the event of termination as described by this section, all deposits and Buyer's premiums paid to date shall be retained by SELLER and its auctioneer, as applicable.

12. CONSTRUCTION OF AGREEMENT. This Agreement may be executed in one or more counterparts and each executed copy shall be deemed to be an original, is to be construed under the laws of Connecticut, is to take effect as a sealed instrument, sets forth the entire agreement between the parties, is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisees, executors, administrators, successors and assigns and may be canceled, modified or amended only by a written instrument executed by the parties hereto or their legal representatives. If two or more persons are named herein as BUYER, their obligations hereunder shall be joint and several.

13. NOTICE. Any notice required to be given in this Agreement shall be in writing and shall be deemed to be duly given when delivered to the party entitled to such notice at their address set forth herein. Notice shall be sent to the attorney representing the party entitled to such notice. A facsimile of such Notice shall suffice as Notice.

14. SUCCESSORS AND ASSIGNS; ASSIGNMENT. BUYER and its permitted successors, if any, agree not to re-assign this Agreement, nor any rights or duties assigned under this Agreement, without prior written consent of SELLER, which SELLER may withhold without justification.

Any assignment in contravention of this provision shall be void. No assignment shall release BUYER herein named from any obligation or liability under this Agreement. Any permitted assignee shall be deemed to have agreed to all the terms and conditions of this Agreement and to have made any and all representations and warranties made by BUYER hereunder, as if the assignee were the original signatory hereto.

If BUYER requests SELLER's written consent to any assignment, BUYER shall: (a) notify SELLER in writing of the proposed assignment; (b) provide SELLER with the name and address of the proposed assignee; (c) provide SELLER with financial information on the proposed assignee including, but not limited to, assignee's tax payment status, and (d) provide SELLER with a copy of the proposed assignment.

15. GOVERNING LAW. This Agreement shall be governed by and construed in accordance with the laws of the State of Connecticut.

16. CAPTIONS. The captions in this Agreement are inserted only for convenience and are intended for reference only and shall not in any manner describe, define, limit, change, alter or modify the terms and conditions set forth within this Agreement.

17. NO PARTNERSHIP. Nothing contained in this Agreement shall be construed to create a partnership or joint venture between the parties or their assigns or successors in interest.

18. REPRESENTATIONS; ACTUAL KNOWLEDGE. Whenever a representation or warranty is made in this Agreement by or on behalf of SELLER, such representation and warranty is made solely on the basis of the actual, as distinguished from implied, imputed and constructive, knowledge of the person making such representation on the date that such representation or warranty is made.

19. BUSINESS DAY; LEGAL HOLIDAY. If any date herein set forth for the performance of any obligations by SELLER or BUYER or for the delivery of any instrument or notice as herein provided should be on a Saturday, Sunday or legal holiday, the compliance with such obligations or delivery shall be deemed acceptable on the next business day following such Saturday, Sunday or legal holiday. As used here, the term "legal holiday" means any State of Connecticut or federal holiday for which financial institutions or post offices are generally closed for observance thereof, and the term "business day" means any calendar day other than Saturday, Sunday or a legal holiday.

20. FORCE MAJUERE. The time within which SELLER or BUYER is required to perform any of the terms or conditions of this Agreement on its part to be performed shall at all times be subject to a reasonable extension in the event of any acts of God, acts of public enemy, riot, civil commotion, storms, fire or other casualty, strikes, lockouts, unavailability of labor or materials, delay in collecting or inability to collect insurance proceeds or proceeds of a

taking, governmental action and any other like matter which shall be beyond the reasonable control of the party required to perform.

21. DEFAULT; TERMINATION; NON-WAIVER.

Should either party be in breach or default under or otherwise fail to comply with any of the terms, to meet any of the deadlines, to fulfill any of the conditions or to satisfy any of the contingencies, of this Agreement, the non-defaulting party shall have the option to terminate this Agreement upon ten (10) days written notice to the other party of the alleged breach, default or failure, and the failure by such other party to cure such breach, default or failure within such ten (10) day period. The non-defaulting party shall promptly notify the defaulting party in writing of any alleged default upon obtaining knowledge thereof. The date of the Closing shall be extended to the extent necessary to afford the defaulting party the full ten (10) day period to cure such default.

Whenever this Agreement provides for a termination of this Agreement by a party, neither party shall have any further rights, obligations or remedies against the other party (including without limitation any remedy at law or equity) except for any right, obligation or remedy which has accrued prior to or upon such termination.

Any failure by either party to insist upon the strict performance of any of the terms and provisions hereof shall not be a waiver and either party, notwithstanding any such failure, shall have the right thereafter to insist upon the strict performance of any and all terms and provisions of this Agreement.

Notwithstanding any other provision of this section, if SELLER should default under this Agreement, BUYER shall not have the option of seeking specific performance.

22. EXHIBITS TO AGREEMENT. Exhibits and schedules attached hereto are incorporated herein and made a part hereof.

[The next page is the signature page.]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed on or as of the date first above written.

Witnesses

BUYER

SELLER

CITY OF HARTFORD

by _____

Eddie A. Perez
Its Mayor

Approved as to form and legality

Corporation Counsel

STATE OF CONNECTICUT }
 }
COUNTY OF HARTFORD } ss.: HARTFORD

On this 27th day of May, 2010, before me personally appeared _____,
signer of the foregoing instrument, and acknowledged the same to be his free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand.

Commissioner of the Superior Court

STATE OF CONNECTICUT }
 }
COUNTY OF HARTFORD } ss.: HARTFORD

On this 27th day of May, 2010, before me personally appeared EDDIE A. PEREZ, the duly
authorized Mayor of the City of Hartford, signer of the foregoing instrument, and acknowledged the
same to be his free act and deed and the free act and deed of the City of Hartford.

IN WITNESS WHEREOF, I hereunto set my hand.

Commissioner of the Superior Court