

EXHIBIT A

EARLY ENTRY AGREEMENT

THIS EARLY ENTRY AGREEMENT (“Agreement”) between St. Tammany Fire Protection District No. 1 (“Seller”), and First Hartford Realty Corporation, (“Buyer”) is made and entered into effective as of October ____, 2013.

DECLARATIONS

WHEREAS, Buyer and Seller entered into a Contract for Exchange of Properties dated effective April 3, 2012 (the “Purchase Agreement”) under which Buyer is to acquire certain immovable property located in St. Tammany Parish, Louisiana (the “Brownswitch Property”) from Seller, said Property being more fully described in the Purchase Agreement;

WHEREAS, under the terms of the Purchase Agreement, Buyer agreed to construct a new fire station on the Replacement Property indentified in the Purchase Agreement, and upon completion of the new fire station, including any and all items on a punch-out list, Buyer and Seller agreed to exchange the new fire station and Replacement Property for the Brownswitch Property;

WHEREAS, Buyer has completed construction of the new fire station on the Replacement Property and desires to obtain early entry to the Brownswitch Property in order to begin work prior to the Closing under the Purchase Agreement, and Seller is willing to grant the early entry;

NOW, THEREFORE, in further consideration of this amendment to the Purchase Agreement and the mutual obligations of the parties set forth therein and herein, the parties hereby agree as follows:

(a) Buyer, or Buyer’s intended assignee of the Purchase Agreement, CVS Louisiana Pharmacy, L.L.C., shall have the right to enter the Brownswitch Property to begin its work on the Brownswitch Property, including but not limited to demolition of the existing fire station and related structures located on the Brownswitch Property, beginning on October 14, 2013 and continuing for sixty (60) days from the date hereof.

(b) Buyer agrees to name Seller as an additional insured on any and all insurance policies affording coverage for the work to be performed on the Brownswitch Property, including, but without limitation, any policy affording workmen’s compensation and/or commercial general liability, with minimum limits of Two Million and No/100 (\$2,000,000.00) Dollars. Buyer shall provide to Seller proof of such coverages, with Seller being named as additional insured, prior to Buyer being afforded the right of early entry.

(c) Buyer agrees to defend, to indemnify and to hold Seller harmless from and against all claims, liabilities or judgments of whatever nature which may arise out of, or as a result of, Buyer’s work on the Brownswitch Property.

(d) In the event that a dispute arises as concerning any term or condition of the purchase agreement, or this Early Entry Agreement, as amended, the parties agree to submit the matter to mediation, at First Hartford's sole expense, before filing any suit. In the event that suit is filed, venue is stipulated to be the Twenty-Second Judicial District Court for the Parish of St. Tammany.

(e) In the event that any term or condition of the purchase agreement, or this Early Entry Agreement, as amended, becomes the subject of litigation or mediation, and Seller prevails, Buyer agrees to reimburse Seller for any and all litigation costs incurred, including reasonable attorney's fees.

(f) All other terms and conditions set forth in the purchase agreement (except as specifically amended above), are to remain in full force and effect.

(g) This is a negotiated agreement and any ambiguity shall not be construed against either party as maker/drafter.

(h) If any term or condition of this Early Entry Agreement is determined by a court of law to be illegal or unenforceable, that term or condition shall be stricken, leaving the remainder of the agreement in full force and effect.

(i) In all other respects except as amended herein, the Purchase Agreement shall remain the same and in full force and effect.

(j) This Agreement may be executed in multiple counterpart originals, each of which shall be an original, and all of which shall constitute one and the same instrument. This Agreement may also be signed with facsimile signatures, which will be treated as an original.

[Signatures on the following page]

IN WITNESS WHEREOF, the undersigned have affixed their signatures on the date set forth below, but effective as of the Effective Date.

SELLER:

St. Tammany Fire Protection District No. 1

By: _____
Dan Crowley

DATE: _____

BUYER:

First Hartford Realty Corporation

By: _____
John Toic, Vice-President

DATE: _____