**Street Lease Agreement**

**Featured Arkansas Real Estate Leases**

[LETTERHEAD]

 June 23, 1995

David M. Lajoie, Vice President Finance

LABEL ART

One Riverside Way

Wilton, New Hampshire, 03086

 RE: Lease Agreement for 20,000 square feet

 5721 South Zero Street

 Fort Smith, Arkansas

Dear Mr. Lajoie:

 After reviewing your proposal regarding the continued lease of the above

property, we are renewing the above lease, which has an end date (as amended)

of December 31, 1995, with the option to renew for an additional two years

through December 31, 1997. Renewal will be based on renegotiation of the

existing terms. Total square footage leased remains 20,000 and monthly rent

is $2,400.

 If this arrangement is acceptable to you, please sign the original of

this letter and return it to us.

 If there are any questions, please do not hesitate to give me a call.

 Sincerely,

 /s/ PAUL W. STIEGLER, JR.

 Paul W. Stiegler, Jr.

 Vice President & General Manager

 Fort Smith

PWSJr/crm

 By: /s/ DAVID M. LAJOIE

 Label Art

 Date: 7/11/95

 [FOOTER]

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 [LETTERHEAD]

November 14, 1988

Paul W. Stiegler, Jr., President

R. H. Buhrke Co., Inc.

Division of Klein Tools, Inc.

c/o Jimmie Taylor, Realtors

P. O. Box 3409

Fort Smith, Arkansas 72913

Dear Paul:

In connection with our Lease Agreement for property at 5721 South Zero Street

dated September 1, 1988, we understand that the 2,500 square feet (not

currently covered under the lease) have become available for use. We wish to

lease this additional place.

We propose to amend the Lease Agreement, effective November 1, 1988, to

incorporate the additional 2,500 square feet, bringing the total square

footage to 20,000 and the monthly rent to $2,400. All other terms of the

Lease Agreement will remain unchanged.

If this arrangement is acceptable to you, please sign the original of this

letter and return to us, at which time we will send a check covering the

additional rent from November 1, 1988.

Very truly yours,

/s/ DONALD L. CRANE

Donald L. Crane

Vice President of Finance

DLC:ED

R. H. Buhrke Company, Inc.

Division of Klein Tools, Inc.

By /s/

 Its President

Date 11/17/88

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 LEASE AGREEMENT

 THIS AGREEMENT made and entered into in Fort Smith, Arkansas, on this 1st

day of September, 1988, by and between Buhrke Co. - Division of Klein Tools,

hereinafter referred to as "Lessors", and Label Art, Inc., a corporation,

hereinafter referred to as "Lessee".

 The Lessors and Lessee, for and in consideration of the mutual covenants,

conditions, agreements, and stipulations hereinafter contained, hereby agree

as follows:

 1. Description of the Property: Lessors hereby lease to the Lessee

property located at 5721 South Zero, Fort Smith, Arkansas, more particularly

described as follows: This is the building that is on the East side of

entrance. The Lessee is to get 17,500 sq. ft. and the Lessor is keeping

2,500 sq. ft. in the Southeast corner of said building and Lessor is to

install a wire cage around this area. Access to this 2,500 sq. ft. area will

be limited to its own entry way from outside of the building if the Lessee so

desires at any time during the term of the lease.

 The Lessors shall permit the Lessee to use an air compressor located on

the leased premises, and this air compressor shall be considered a fixture to

the building and part of the leased premises. The Lessor has given Lessee

permission to build a dock in front of the sixteen foot door and extend a

turn-around into the ball park. Also at the Southwest Corner the Lessee will

be permitted to install a concrete pad for a compactor.

 2. Acceptance of the Property: At the commencement of the lease term,

the Lessee shall accept the building, improvements, equipment, and fixtures

on or in the leased premises, in their existing condition. No

representation, statement, or warranty, expressed or implied, has been made

by or on behalf of the Lessors as to such condition.

 3. Term of Lease: The term of this lease shall be for Twenty-five (25)

months commencing September 1, 1988 and shall terminate on October 1, 1990.

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 4. Option: The Lessee shall have the right of first refusal if the

Lessor decides to lease the building after the initial term.

 5. Rent: Lessee shall pay to the Lessors the sum of Two Thousand One

Hundred Dollars ($2,100.00) per month, which shall be due and payable on the

first (1st) day of each month, commencing September 1, 1988. Lessee shall

pay to the Lessors the first and last month's rent prior to September 1,

1988. All payments of rent are to be made payable to Jimmie Taylor,

Realtors, P. O. Box 3409, Fort Smith, Arkansas, 72913.

 6. Taxes: The real property taxes on the leased premises shall be paid

by the Lessors, but all personal property taxes due on the contents of the

leased premises or the result of any business conducted by the Lessee in the

leased premises shall be paid the Lessee. The Lessee shall not permit any

liens to be filed on the leased premises as a result of any tax liability

arising out of any business conducted by Lessee on the leased premises.

 7. Insurance: Lessors shall keep and maintain all-risk property

insurance on the structure of the leased premises in the amount of at least

90% of the replacement cost of the building. Lessee shall obtain and keep in

force during the entire term of the lease, at their expense, a policy of

general public liability insurance, to which the Lessors shall be named as

co-insureds, with minimum limits of $250,000.00-$500,000.00. The Lessee

shall provide the Lessors with proof of insurance within thirty (30) days

after the execution of this lease agreement. The Lessee shall be responsible

for obtaining insurance, if it desires, covering its own equipment or other

personal property which may be stored on the leased premises. The Lessee

shall obtain a policy of workers' compensation insurance issued by a company

authorized to do business in the state of Arkansas, covering its

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employees on said premises and shall provide the Lessors with a certificate

of said coverage within thirty (30) days after execution of this lease

agreement.

 8. Use of the Premises: The Lessee should satisfy itself that the use

of these premises is in conformance with all zoning regulations of the City

of Fort Smith, Arkansas, and the Lessors make no representation as to their

conforming use. The Lessee shall use these premises for the purposes of

printing and packaging products and related warehouse and office use. The

Lessee shall keep the entire leased premises, including walls, floors,

ceilings, and fixtures broom clean. ALL flammable material shall be stored

so as to reasonably avoid the risk of fire or explosion.

 9. Damage or Destruction of Leased Premises and Untenantability: In

the event the leased premises are damaged or destroyed, the Lessors shall,

with the proceeds of such insurance as it has on the leased premises,

promptly repair and rebuild the demised premises. If the premises, or any

portion thereof, are made untenantable by fire, the elements, or other

casualty, rent for the leased premises, or affected portion thereof, shall

abate from the date of such casualty to restoration of tenantability. Lessor

shall restore same with all reasonable speed, and if Lessor does not restore

the premises or the affected portion thereof to tenantability within sixty

(60) days thereafter, Lessee may then terminate this lease. If the premises

are more than fifty percent (50%) destroyed by such casualty, either Lessor

or Lessee may terminate this lease unless Lessor is able to rebuild and

restore the Premises within ninety (90) days of such casualty. Rent shall

abate during such period of untenantability. The Lessors hereby agree that

no action shall be maintained by the Lessors or the Lessors' insurance

company against the Lessee in the event of said loss regardless of the cause

thereof, including Lessee's negligence, and that lessor shall cause the

relevant insurance policies to contain a waiver of subrogation clause to

evidence this release.

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 10. Repairs and Maintenance: The Lessors shall be responsible for the

maintenance of the roof on the building and for any major maintenance

required to the outside of the structure or upon the electrical, plumbing,

gas, or air conditioning systems during the lease term, unless caused by the

fault of the Lessee. The Lessee shall give written notice to the Lessors of

the need of repairs specifying such repairs. The Lessee shall be responsible

for any and all minor maintenance necessary within the leased premises,

including the electrical, plumbing, gas, or air conditioning systems, or any

damage caused by the negligence or want of care of it by its employees, or

the public which it serves, and shall further be responsible for all

janitorial work required therein, as well as the maintenance of any glass

which is permanently a part of the leased premises. Lessee shall maintain

the leased premises in good condition, less ordinary wear and tear.

 11. Utilities: The Lessee shall bear all utility expenses attributable

to the leased property and shall be responsible for all deposits required

thereby. The Lessee shall not permit any liens to be filed on the

leased property as a result of the nonpayment of any utility charges.

 12. Assignment or Subletting: The Lessee shall not assign, mortgage,

or encumber this lease, nor sublet nor permit the lease of the property or any

part thereof to be used by others, without the prior written consent of the

Lessors in each instance, which shall not be unreasonably withheld.

 13. Indemnification by Lessee: The Lessee covenants and agrees with

the Lessors that during the entire term of the lease and any extensions or

renewals thereof, the Lessee will indemnify and save harmless the Lessors

against any and all claims, debts, demands, or obligations which may be made

against the Lessors or

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against the Lessors' title in the premises, arising by reason of or in

connection with, any alleged act or omission of the Lessee or any person

claiming under, by, or through the Lessee; and if it becomes necessary for the

Lessors to defend any action seeking to impose such liability, the Lessee

will pay the Lessors all costs of court and attorneys' fees incurred by the

Lessors in affecting such defense in addition to any other sums which the

Lessors may be called upon to pay by reason of the entry of a judgment

against the Lessors in the litigation of which such claim is asserted.

Except, however, this article shall be subject to the provisions of article 9

concerning the non-liability of Lessee.

 14. Default by Lessee: If the leased property shall be deserted or

vacated, or if proceedings are commenced against the Lessee in any Court

under a bankruptcy act or for the appointment of a trustee or receiver of the

Lessee's property either before or after the commencement of the lease term,

or if there shall be a default in the payment of rent or any part thereof for

more than fifteen (15) days after written notice of such default by the

Lessors, or if there shall be default in the performance of any other

covenant, agreement, condition, rule or regulation herein contained or

hereafter established on the part of the Lessee for more than fifteen (15)

days after written notice of such default by the Lessors, this lease (if the

Lessors so elect) shall thereupon become null and void, and the Lessors shall

have the right to reenter or repossess the leased property, either by force,

summary proceedings, surrender, or otherwise, and disposes and removes

therefrom the Lessee, or other occupants thereof, and their effects, without

being liable to any prosecution therefore. In such case, the Lessors may, at

their option, relet the leased

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property or any part thereof, as the agent of the

Lessee, and the Lessee shall pay the Lessors the difference between the rent

hereby reserved and agreed to be paid by the Lessee for the portion of the

term remaining at the time of reentry or repossession and the amount, if

any, received or to be received under such reletting for such portion of the

term. The Lessees hereby expressly waive the service of notice of intention

to renter or of instituting legal proceedings to that end. "The Lessee

waives and will waive all right to trial by jury in any summary proceeding

hereafter instituted by the Lessor against the Lessee in respect to the

leased property.

 15. Corporate Resolution: This Lease shall be executed by Label Art,

Inc., 1 Riverside Way, Wilton, New Hampshire, 03086, by Mr. Thomas J. Cobery,

President. Label Art, Inc. shall provide the Lessors with a copy of a

corporation resolution executed by two (2) officers of the corporation,

authorizing this lease to be entered into and all the terms thereof by Thomas

J. Cobery. This shall be a condition precedent to the execution of the

Lease. A copy of the corporate resolution shall be attached to this lease as

Exhibit "A". Thomas J. Cobery further represents that he has the authority

to enter into this lease on behalf of of Label Art, Inc. and to bind the

corporation to the provisions enumerated herein.

 16. Indemnification by Lessors: Lessors shall covenant and agree with

the Lessee that they are the owners of the property described herein and that

they have good right and title to lease and let same unto the Lessee and that

the building and other improvements of Lessors do not encroach on adjacent

property. Lessors covenant and agree that during the term hereof, so long as

Lessee shall not be in default herein, Lessee shall have and

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enjoy peaceful and quiet possession of the property described herein. In the

event the property described herein is subject to any mortgage at the

commencement of the term hereof, the Lessors shall cause the mortgagee to

deliver to the Lessee a written agreement whereby the said mortgagee agrees

to permit the Lessees to remain in possession during the term hereof so long

as the Lessee is not in default and further agreeing to and acknowledging the

rights of Lessee under this Lease Agreement.

WITNESS: Buhrke Co. - Division of Klein Tools

/s/ By /s/ PAUL W. STIEGLER, JR.

 Its President

WITNESS: Label Art, Inc.

 A Delaware Corporation

/s/ Evelyn B. Dudley By /s/ THOMAS J. COBERY

 Its President