

SECURED PARTY SALE

Under Section 9-610 of the Massachusetts Uniform Commercial Code and pursuant to a Security Agreement between Country Charm Restaurant, Inc., a Massachusetts corporation, and Berkshire Bank, dated September 9, 2003, for breach of the conditions of the said Security Agreement which is on file with the Secretary of the Commonwealth of Massachusetts, Filing No. 200323631530, and for the purpose of enforcing the rights of Berkshire Bank thereunder, the collateral listed below shall be sold at public auction at 2:00 p.m. on the Twenty-First (21st) day of May, 2009, at the premises located at 760 South State Road, Route 8, Cheshire, Massachusetts:

Country Charm Restaurant Inc.'s present and future right, title and interest in an to any and all of the personal property of Country Charm Restaurant, Inc.'s whether such property is now existing or hereafter created, acquired or arising and wherever located from time to time, including without limitation (i) accounts; (ii) chattel paper; (iii) inventory; (iv) goods; (v) equipment; (vi) instruments; (vii) investment property; (viii) documents; (ix) commercial tort claims; (x) deposit accounts; (xi) letter-of-credit rights; (xii) general intangibles; (xiii) supporting obligations; (xiv) proceeds and products of the foregoing.

TERMS OF SALE: Cash at the time and place of sale. All items are being sold "AS IS" and must be removed at the time of sale. The Secured Party reserves the right to bid at sale. This sale may be postponed or adjourned from time to time, if necessary, by the attorney for the Secured Party at the

scheduled time and place of sale. Other terms, if any, to be announced at the time and place of sale.

BERKSHIRE BANK,
Secured Party

Date: May 1, 2009

FROM THE OFFICES OF:
HASHIM & SPINOLA
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AUCTIONEER:
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05/06/09