

usual prepayment of rent as would result from the acceptance on the first day of each month of the rent for the ensuing month, according to the terms of the various leases.

16. Mortgagor covenants and agrees that it shall constitute a default hereunder if any part of the proceeds of the loan for which the note secured hereby is given will be used, or was used, as the case may be, for the purpose (whether immediate, incidental or ultimate) of "purchasing" or "carrying" any "margin security" or any "Registered Equity Security" as such terms are defined in Regulation G (12 CFR Part 207) of the Board of Governors of the Federal Reserve System or any security issued by an investment company registered pursuant to Section 8 of the Investment Company Act of 1940, as amended, or for the purpose of reducing or retiring any indebtedness which was originally incurred for any such purpose.

NOW, if the payments are made as provided and all of the foregoing covenants and agreements are performed and observed, this mortgage shall be null and void, and shall be released at the cost of the Mortgagor, which cost the Mortgagor agrees to pay.

PROVIDED ALWAYS, and it is the true intent and meaning of the parties to these presents, that if the Mortgagor, his heirs, executors, successors and assigns, does and shall pay or cause to be paid unto the said John Hancock Mutual Life Insurance Company, its successors or assigns, and said debt or sums of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said note and condition thereunder written and all of the foregoing