

any manner grant to the Optionee any element of possession, control, equity or ownership in or to the Premises, unless and until such time as the Closing hereunder occurs. Optionor acknowledges and agrees that the Primary Option and Secondary Option and right of first refusal granted to Optionee hereunder shall survive the full repayment of the note secured by the Deed of Trust.

6. Time is of the essence for the exercise of any Option granted under this Option Agreement.

7. Any notice or other communication which either party is required to or may wish to give to the other in connection with this Option Agreement shall be sent by registered or certified mail, return receipt requested, addressed as follows:

(a) If to the Optionor:

Greenville Properties Limited Partnership  
c/o Tucker Anthony Realty Corporation  
One Beacon Street  
Boston, Massachusetts  
Attn: Charles Hovey

With a copy to:

Michael Glazer, Esq.  
Goodwin, Proctor & Hoar  
28 State Street  
Boston, Massachusetts

(b) If to the Optionee:

Mortgage Growth Investors  
One Boston Place  
Boston, Massachusetts 02108  
Attn: W. Pearce Coues

With a copy to:

Neil Grundman, Esq.  
Olshan, Grundman & Frome  
505 Park Avenue  
New York, New York 10022

or such other address or addresses as the party to be addressed may have specified in writing to the other as its address for the giving of notice.

8. In the event that the Optionee (i) fails to exercise the Primary Option granted hereunder during the Exercise Period, or (ii) fails to comply with the terms of this Option

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