

-21-

loan and in consideration for the making thereof, the Mortgagee shall have the following exclusive right, privilege and option, to-wit:

In the event the Mortgagor receives a bona fide purchase offer, which he is willing to accept, for the mortgage premises hereinabove described, during the eleventh (11th) year from the date of the first payment on the principal and interest on the note which this mortgage secures, and/or at any time subsequent thereto during the existence of this lien or any extensions or renewals hereof, the Mortgagee may purchase the said mortgage premises, including all buildings now or hereafter located thereon, free and clear of all liens and encumbrances, except this mortgage and the hereinabove referred to proposed lease with the United States of America, at the same price, net of brokerage, provided for in the above referred to purchase offer, upon written notification to the Mortgagor of its intention to so purchase within 15 days after having been advised by the said Mortgagor of all the material terms of the said purchase offer, including the brokerage involved therein.

15. The Mortgagor's liability on the foregoing provisions of this mortgage, (except the representations and warranties numbered 1 to 3 inclusive, supra), and for the performance thereof, is in rem only and limited to payment out of the property and its avails