

reversions, remainders, rents, issues and profits thereof, now situated or which at any time in the future may be situated or constructed in or upon the real estate aforesaid (all hereinafter referred to as the "Mortgaged Property") subject, however, to easements and building restrictions of record, current taxes and installments of special assessments not due and payable, and further subject to:

(i) A first mortgage lien under a mortgage dated November 18, 1960, given by the Mortgagors to First Wisconsin National Bank of Milwaukee, as Mortgagee, which mortgage was subsequently assigned to and is presently held by Bankers Life Company, securing indebtedness of the Mortgagors in the original principal amount of \$1,800,000.00 the outstanding unpaid principal balance of which on the date hereof is \$1,775,443.83 (said mortgage being hereinafter referred to as the "First Mortgage"); and

(ii) A lease, dated December 1, 1961, between the Post Office Department of the United States of America, as lessee, and the Mortgagors, as lessors (hereinafter called the "Lease").

TO HAVE AND TO HOLD the same unto the Mortgagee, its successors and assigns, forever.

PROVIDED ALWAYS, and these presents are upon this express condition, that if either the Debtor or the Mortgagors shall pay or cause to be paid to the Mortgagee, when due and payable, the entire sums which shall become due and payable for principal and interest, in respect of the Note in accordance with the terms and conditions in the Note and the Loan Agreement contained, shall further pay and discharge, when due, all other indebtedness and liabilities of the Mortgagors hereunder and under the Guarantee Agreement, and if all of the provisions of the Note, of the Guarantee Agreement and of this Mortgage to be performed or observed by the Mortgagors shall have been duly performed or observed, then these presents shall cease and be null and void, otherwise to remain in full force and effect.

THIS INDENTURE OF MORTGAGE FURTHER WITNESSETH that the Mortgagors have warranted, covenanted and agreed and do hereby warrant, covenant and agree to and with the Mortgagee, its successors and assigns as follows:

1. That the Mortgagors hold title to the Mortgaged Property in fee simple subject only to the First Mortgage, the Lease, easements and building restrictions of record, and current taxes and special assessments; that they have good