

liability set forth in the Purchase Price Note), no personal liability of any kind or nature shall be imposed upon or result to the Mortgagor hereof, directly or indirectly, by reason of or in connection with this Mortgage or the Existing Encumbrance or any Institutional Mortgage or, without limitation, any other agreement or document creating a security interest in Mortgagor's property, or any covenant or agreement of Mortgagor or, without limitation, any other person, partnership, corporation or entity herein or therein contained; and, further, the rights and remedies of the Mortgagee hereof for breach or default hereunder or in any obligation secured hereby or under any security agreement securing any of such obligations, shall be limited to its rights against the real property or interests or other collateral subject hereto or thereto or the proceeds thereof.

7. Irrespective of any provision of this Mortgage to the contrary, the amount for which this Mortgage may be enforced (by foreclosure, sale or otherwise) and thus the amount to which the Mortgagee hereof shall be entitled upon or following such enforcement, shall be reduced by the aggregate of such unpaid balances, if any, of principal, interest and charges existing upon the Existing Note and Existing Encumbrance and Institutional Notes and Institutional Mortgages at the time of such enforcement.

8. As used herein (a) "Mortgagor" or "Mortgagor hereof" means Greenville Associates, Ltd., a partnership, and its successors and assigns as owner of Said Premises or any part thereof or mortgagor under this Mortgage or obligor of the Purchase Price Note and (b) "Mortgagee" or "Mortgagees hereof" means First Hartford Realty Corporation, a corporation, and its successors and assigns as mortgagee under this Mortgage and holder of the Purchase Price Note.

9. Reference is hereby made to letter agreement between Mortgagor and Mortgagee, dated December 11, 1973, respecting the real property subject to this mortgage.

The provisions of this Exhibit "B" to Mortgage are hereby agreed to by Mortgagor and Mortgagee.

RECORDED DEC 31 '73 16716