

The Mortgagor agrees that for each of its fiscal years during the term of this loan, it shall submit, not later than three months following the close of each such fiscal year, to the mortgagee, complete statements of income and expenses of the subject property prepared by an independent Certified Public Accountant. The submitted financial statements shall also include the following: A statement of financial condition (Balance Sheet) and a statement of operations (Income Statement) for the subject medical practice or other business located on the subject property. Dr. Thomas E. House and Dr. William W. Kellett, III also agree that for each fiscal year during the term of this loan, they will submit, not later than three months following the close of each such fiscal year, to the mortgagee, individual financial statements prepared by an independent Certified Public Accountant.

The Mortgagor further agrees that it shall, as additional security for the loan which this mortgage secures, provide the mortgagee assignments of One Hundred Thousand (\$100,000.00) Dollars life insurance policies insuring each of the lives of Dr. T. E. House and Dr. W. W. Kellett, said policies and the assignments thereof to remain in effect during the entire term of the loan which this mortgage secures.

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