a) The release price of the property for purposes of determining how much property can be released upon payment of regular principal payments or additional release payments, shall be $2,100 per acre. Any release payment which must be paid to the Federal Land Bank for the release of any such parcel shall be subtracted from this $2,100 per acre release price, provided the Mortgagees' portion of the release payment shall in no event be less than $1,300 per acre. (By this provision, neither party hereto implies that there is any guaranty or assurance by the Federal Land Bank that any such releases may be obtained under the terms of its mortgage). The $20,292.50 paid at closing shall be included in computing how much property can be released by Mortgagees.

b) There shall be no privilege of prepayment of said note prior to January 2, 1976. During calendar year 1976, and each subsequent calendar year, the maximum amount which may be paid by way of regular principal payments and additional release payments in any calendar year shall be $33,000; provided, that there shall be no restrictions on prepayment beginning in the calendar year following the year in which the total of all regular principal payments and additional release payments made on this mortgage shall have reached $26,000.

c) Any amounts paid to Mortgagees by way of prepayments as hereinabove provided shall be credited against the installments last due on the Note secured hereby, and the obligations to pay earlier installments shall remain intact as set forth in said Note. However, if the prepayment in any one calendar year is at least $13,000, the Mortgagor may, at his option, elect to apply a portion, up to the full amount of the next installment due, of such prepayment against the principal of the next due annual installment only. Any amount by which the prepayment exceeds the next installment due shall be credited against the installments last due on the note secured hereby. Mortgagees must be notified in writing on or before the date annual installment is due if Mortgagor has made a prepayment in excess of $13,000 and desires to apply a portion of the prepayment against the next due annual installment.

d) At the time of making any prepayment, the Mortgagor shall also be required to pay all interest accrued on the prepaid amount.

2) Mortgagees shall also release any portion of the aforesaid property from the lien of this mortgage upon the request of the Mortgagor at any time Mortgagor provides to the Mortgagees substitute security in the form of an executed agreement or letter of credit from a financial institution with a net worth in excess of $1,000,000, guaranteeing payment of the per-acre release price for each acre designated for such release, as set forth above in sub-paragraph one.

3) Mortgagees, or any agent or attorney appointed by them for such purposes, shall execute and deliver all such documents and papers as may be deemed necessary or desirable by Mortgagor to consummate in evidence the releases specified above.

The Mortgagors covenant and agree as follows:

1. That they will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagees against loss by fire and any other hazards specified by Mortgagees, in such amounts as may be required by the Mortgagees, and in companies acceptable to them, and that all such policies and renewals thereof shall be held by the Mortgagees and have attached thereto loss payable clauses in favor of, and in form acceptable to, the Mortgagees, and that they will pay all premiums therefor when due; and that they do hereby assign to the Mortgagees the proceeds of any policy insuring the mortgaged Premises and do hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagees, to the extent of the balance owing on the Mortgage debt, whether due or not.

2. That they will keep all improvements now existing or hereafter erected in good repair, and, should they fail to do so, the Mortgagees may, at their option, enter upon said premises, make whatever repairs are necessary, including the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the mortgage debt.

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