

other sums which may become due and payable hereunder, the estate hereby granted shall cease, determine and be utterly null and void; otherwise to remain in full force and virtue.

Mortgagee agrees that if it comes into possession of the subject premises, by foreclosure or otherwise, the rights of the tenants,

pursuant to the terms of their outstanding leases with C & C Center Properties, shall remain in full force and effect during the term of such leases and any extensions thereof (notwithstanding any default by Mortgagor and/or foreclosure hereunder) so long as said lessees shall perform all of the covenants and conditions imposed upon said lessees by such leases.

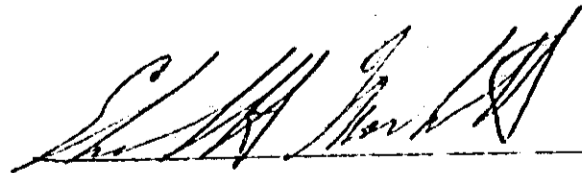
AND IT IS AGREED by and between the said parties that said mortgagor shall be entitled to hold and enjoy the said Premises until default shall be made as herein provided.

The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

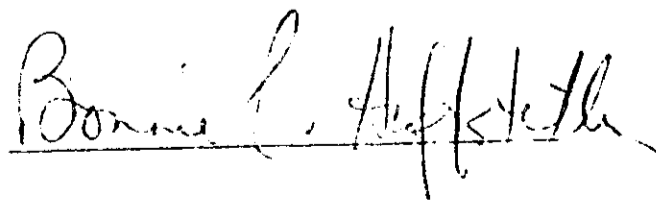
IN WITNESS WHEREOF the said Partnership mortgagor has caused these Presents to be subscribed by all partners on this 4th day of October in the year of our Lord one thousand nine hundred and seventy-six and in the two hundred and first year of the Sovereignty and Independence of the United States of America.

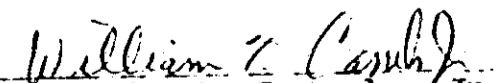
WITNESS:

C & C Center Properties  
By:



  
William T. Cassels



  
William T. Cassels, Jr.

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