

Exhibit "B"  
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insurable by a standard fire and extended coverage insurance policy, with such rent insurance payable to Grantee.

The provisions of paragraph 3(b) and 3(c) shall apply to the foregoing insurance.

The following shall be additional Events of Default under paragraph 9 herein:

- 9(i) should Grantor sell, convey, mortgage, encumber by security deed or otherwise encumber or convey all or any portion or interest in the Premises without first having obtained the prior written consent of Grantee.
- 9(j) should an alleged event of default occur under any of the following instruments evidencing or securing the Secured Indebtedness including, without limitation, the following instruments evidencing or securing the Secured Indebtedness including, without limitation, the following instruments of even date from Grantor in favor of Grantee all to be recorded in the respective official records of the county and state indicated:
- (a) deed to secure debt and security agreement and assignment of lessor's interest in lease - DeKalb County, Georgia and the Real Estate Note in the original principal amount of \$70,000.00;
  - (b) deed of trust and security agreement and assignment of lessor's interest in lease - Buncombe County, North Carolina and the Real Estate Note in the original principal amount of \$113,000.00;
  - (c) deed of trust and security agreement and assignment of lessor's interest in lease - Alamance County, North Carolina and Real Estate Note in the original principal amount of \$142,000.00;
  - (d) mortgage, security agreement and assignment of lessor's interest in lease - Greenville County, South Carolina and Real Estate Note in the original principal amount of \$107,000.00;

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