

expiration of the applicable grace periods thereunder. Mortgagor will immediately give Mortgagee notice of any default under the lease and will deliver copies of any written notice of any such default and any notice of any legal action which put in issue, are likely to put in issue, or in anywise affect the title to, or right to possession of, Mortgagor to the premises demised under the lease. Mortgagor will not amend, modify, terminate, cancel, or surrender the lease without the prior written consent of Mortgagee.

ARTICLE II

EVENTS OF DEFAULT AND REMEDIES

SECTION 2.01. If one or more of the following events of default ("Events of Default") shall occur,

(i) If Mortgagor shall default in the payment of the principal of the Note or any part thereof when the same shall become due and payable by the terms hereof for more than five days after the same shall have become due;

(ii) If Mortgagor shall default in the payment of any installment of interest on the Note for more than 30 days after the same shall have become due;

(iii) If Mortgagor shall default in any payment of principal of or interest on the Subordinated Note dated February 27, 1977 issued by Mortgagor to Mortgagee or any other obligation for borrowed money for a period longer than any period of grace provided in such obligation;

(iv) If Mortgagor shall default in the due observance of any of the covenants contained in Section 8(s) of the Purchase Agreement (as that term is defined in the Note) and such default shall not have been cured within 30 days of the occurrence thereof;

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