

any present or future operation of the premises, all of which shall be deemed realty and conveyed by this mortgage, and all rents, issues and profits which may arise or be had from any portion or all of said premises.

TO HAVE AND TO HOLD all and singular the above described premises, with the appurtenances thereto, unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants and agrees with the Mortgagee as follows:

1. That the Mortgagor will promptly pay the said Indebtedness on demand.
2. That this mortgage shall be void upon payment of the Indebtedness hereunder and of all promissory notes, bills of exchange and other instruments now or hereafter representing the said Indebtedness or any part thereof, and all renewals and replacements of and substitutions for the same or any of them or any part thereof, and of all such other sums as the Mortgagee may be entitled to by virtue of these presents, as and when such said Indebtedness, promissory notes, bills of exchange and other instruments, renewals, replacements, substitutions and sums shall respectively become due and payable, with interest as well after as before maturity and both before and after default at the rate or rates of interest applicable to the said Indebtedness, and taxes and upon the observance and performance of all covenants, provisos and conditions herein contained. The said Indebtedness, including the said Sum aforesaid, shall be payable on demand.
3. That these presents are and shall be a continuing security to the Mortgagee for the repayment of all present and future amounts owing upon the said Indebtedness. Notwithstanding at any time or from time to time there is (i) any change in the nature, state or form of any account between the Mortgagor and the Mortgagee, (ii) any new advance by the Mortgagee to the Mortgagor, whether by way of loan, discount, the drawing of a cheque against an account of the Mortgagor or otherwise, (iii) any discount or acceptance by the Mortgagee from or for the Mortgagor of any promissory note, bill of exchange or other negotiable instrument or commercial paper, (iv) any credit of any amount to any account of the Mortgagor by reason of deposit of moneys or otherwise, (v) any renewal, replacement, substitution or alteration of any