

the Loan together with interest thereon as and when the same becomes due and payable in accordance with the terms hereof.

NOW, THEREFORE, THIS AGREEMENT FURTHER WITNESSETH:

Cincinnati, in consideration of the premises and the sum of One Dollar (\$1.00) lawful money of the United States of America to it duly paid by the Recipient at or before the execution and delivery of these presents, and for other good and valuable consideration, the receipt whereof is hereby acknowledged; and in order to secure payment of the sums due hereunder and performance and observance by Cincinnati of all the provisions and covenants expressed or implied herein, has granted, bargained, sold, warranted, alienated, remised, released, conveyed, assigned, pledged, transferred, mortgaged, set over, confirmed and granted a security interest in, and does by these presents hereby grant, bargain, sell, pledge, transfer, mortgage, set over, confirm and grant a security interest, to the Recipient and its successors and assigns forever, in all and singular the following property, real and personal (said property being herein sometimes referred to as the "Mortgaged Property") subject to the right of Cincinnati to grant a mortgage and security interest in the Mortgaged Property having priority hereto under the terms hereof, to wit:

ITEM A

Subject to Permitted Encumbrances as hereinafter defined, the parcel of real property located in the jurisdiction of the Recipient, consisting of the land described in Exhibit A hereto, together with all right, title and interest of Cincinnati in and to all buildings, structures, improvements and appurtenances now standing, or at any time hereafter constructed or placed upon said property or any part thereof, and the reversion or reversions, remainder or remainders, in and to said real property and each and every part thereof, and together with the entire interest of Cincinnati in and to all and singular the tenements, hereditaments, easements, rights, privileges and appurtenances to said real property belonging or in any wise appertaining thereto, and all the estate, right, title, interest, claim or demand whatsoever of Cincinnati either in law or in equity, in possession or expectancy, of, in and to said real property, subject, however, to the right reserved to Cincinnati in Sections 6.03 and 6.04 of this Agreement to release and remove certain real property from this Agreement upon compliance with the terms and conditions of said Sections 6.03 and 6.04 of this Agreement and subject to the right of Cincinnati to make additions, modifications or improvements which do not become a part of the Project under Section 5.01 of this Agreement;