

before the Completion Date as certified in accordance with Section 6.4 of the Loan Agreement; and

(c) All wiring, radiators, heaters, machinery, boilers, basins, pipes, faucets, air-conditioning, plumbing and heating equipment, storage racks, carpeting, and all other fixtures now located on the land described in Schedule I or to be affixed before the Completion Date to the buildings, structures and improvements located on that land and described in Section 2 (b) of this Mortgage; and

(d) All renewals or replacements or substitutions of the items described in (b) and (c); and

(e) All proceeds of the items described in (a), (b), (c) and (d).

TOGETHER WITH all and singular the rights, members, hereditaments and appurtenances in any way belonging, relating or appertaining to any of the Premises hereinabove mentioned or which hereafter shall in any way belong, relate or be appurtenant thereto.

TO HAVE AND TO HOLD all and singular the said Premises unto the said County, its successors and assigns forever, provided always, however, that this Mortgage is granted upon the express condition that, if the Company shall pay or cause to be paid all amounts payable under the Company Note, the Loan Agreement, the Company Security Agreement and this Mortgage, then this Mortgage shall cease and shall become null and void; otherwise, this Mortgage shall remain in full force and effect.