

AND IT IS AGREED, by and between that parties hereto, that within ninety (90) days following the exercise of the option to release unimproved Land, the Mortgagor shall deliver to the Mortgagee and the Assignee the appropriate documentation hereinabove, together with the release price computed as provided herein, and the Mortgagee and the Assignee shall execute and deliver to the Mortgagor appropriate documents releasing the said unimproved Land from the lien of this Mortgage.

AND IT IS AGREED, by and between the parties hereto, that reference is made to the provisions of the Loan Agreement, including, without limitation, Sections 6.4, 6.5, 6.6, and 6.7 of the Loan Agreement, whereby the Mortgagor, its successors or assigns, is required to keep the buildings erected or to be erected on said premises insured against loss or damage by fire for the benefit of the said Mortgagee. In default thereof, the Mortgagee, its successors or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this Mortgage for the same, with interest thereon from the date of such payment at the rate of Two per centum (2%) over the prime rate as announced from time to time by the Assignee at its principal office in Pittsburgh, Pennsylvania (the Penalty Rate). Upon presentation by the Mortgagor to the Mortgagee of satisfactory evidence of insurance in accordance with the provisions of such sections of the Loan Agreement, the Mortgagee will cancel any insurance coverage purchased on behalf of

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