

NOW, THEREFORE, to secure the payment of the principal sum of ONE HUNDRED THOUSAND AND 00/100 DOLLARS (\$100,000.00), lawful money of the United States of America, to be paid according to the terms of the Note, together with interest thereon to be computed from the date hereof at the per annum rate specified in the Note, and the performance by Mortgagor of its obligations under the First Mortgage, THE MORTGAGOR HEREBY MORTGAGES TO THE MORTGAGEE:

A. The real property described in Schedule "A" attached hereto (the "Land");

B. All of the buildings, structures and other improvements now or hereafter erected on the Land (the "Improvements");

C. All the right, title and interest of the Mortgagor in and to all streets, roads and public places, opened or proposed, in front of or adjoining the Land or the Improvements or any part thereof and all vaults, parking areas, easements and rights of way, public or private, now or hereafter used in connection therewith;

D. All the machinery, apparatus, equipment, fittings and fixtures attached to the Land or the Improvements, whether now owned or hereafter acquired by the Mortgagor, necessary to maintain the structural integrity of the Mortgaged Property, exclusive of trade fixtures and inventory (which machinery, apparatus, equipment, fittings and fixtures, together with the proceeds thereof, are hereafter collectively referred to as the "Fixtures");

E. The appurtenances and all the estate and rights of the Mortgagor in and to the Land, the Improvements and the Fixtures, (which appurtenances, estates, rights and interests are hereafter collectively referred to as the "Mortgaged Property");

F. All of the right, title and interest of the Mortgagor in and to all leases, subleases, tenancies, subtenancies and occupancies now or hereafter affecting the Mortgaged Property or any part thereof, and all amendments, modifications,

