

extension or extensions shall alter, vary or diminish the force, effect or lien of this Mortgage, in favor of any junior encumbrance or conveyance of the Property, or any part thereof, or in favor of any person hereafter acquiring a lien, title or interest in or to the Property or any part thereof. Unless specifically agreed to in writing by the Mortgagee, this lien shall continue as the lien on all of the Property, until the Indebtedness shall be fully paid. Any extension agreement or agreements duly executed by the Mortgagor shall, with the consent of Mortgagee, be sufficient to extend the lien hereby evidenced without the consent of any person or entity hereafter acquiring a lien, title or interest in or to the Property or any part thereof. No other security now existing, or hereafter taken, to secure the payment of the Indebtedness or any part thereof, shall be impaired or affected in any manner by the execution of this Mortgage; and no security subsequently taken to secure the payment of the Indebtedness or any part thereof, shall affect or impair in any manner the lien of this Mortgage.

25. In the event any one or more of the provisions contained in this Mortgage shall for any reason be held to be inapplicable, invalid, illegal or unenforceable in any respect, such inapplicability, invalidity, illegality or unenforceability shall, at the option of the Mortgagee, not affect any other provision of this Mortgage, but this Mortgage shall be construed as if such inapplicable, invalid, illegal or unenforceable provision had never been contained herein.

26. Any notice shall be conclusively deemed to have been received by a party hereto and be effective on the day of which delivered (including delivery by telex) to such party at the address set forth below (or at such other address as such party shall specify to the other party in writing) or if sent by registered airmail, return receipt requested, on the third business day after the day on which mailed, addressed to such party at said address:

(a) If to the Mortgagor:

Highway Loop 56
Augusta, Georgia 30913

with copies to:

Abitibi-Price Inc.
Toronto-Dominion Center
Toronto, Ontario

Attention: Vice-President, Finance

and to

Thomson Newspapers Limited
Queen Street West,
Toronto, Ontario

Attention: Vice-President, Finance