

Mortgagee and any judgments that may hereafter be rendered on said sums, notes, accounts, indebtedness and liabilities, or any part thereof, with interest according to the rates and terms therein specified, or as provided by law, until full payment, and any and all renewals or extensions of any of the foregoing (hereinafter collectively called the "Debt"), and further, to secure the prompt and faithful performance and observance by the Mortgagor, or either or any of them, of all the terms, undertakings, covenants and conditions by the Mortgagor to be kept, observed or performed under or according to this mortgage or any and all other instruments, obligations, contracts or agreements entered into or which may in the future be entered into by the Mortgagor, or either or any of them, and the Mortgagee. The Debt, as hereinabove defined, shall specifically include, but in no way shall be limited to the following described liabilities together with interest thereon and all extensions and renewals thereof:

Promissory Note dated June 17, 1982, executed by Mortgagor to Mortgagee in the face amount of Fourteen Million Dollars (\$14,000,000.00).

And the Mortgagor further covenants with the Mortgagee as follows, all of which covenants shall run with the land, to-wit that:

1. The Mortgagor will pay or cause to be paid promptly the Debt defined above according to the tenor and effect thereof.
2. The Mortgagor will promptly and faithfully perform and observe all the terms, undertakings, covenants and conditions by the Mortgagor to be kept, observed or performed under or according to any and all instruments, obligations, contracts or agreements entered into or which may in the future be entered into by the Mortgagor and the Mortgagee.
3. The Mortgagor will pay promptly any lien having or which may have precedence over this mortgage, and all taxes, assessments, water rates and charges of any type or nature levied or assessed against the Premises, before any interest or penalty for nonpayment attaches thereto, and in all events and notwithstanding any extensions or remission of interest or penalties granted by law, within thirty (30) days from the first due date thereof; and Mortgagor, upon request by Mortgagee, will deliver to the Mortgagee receipts showing the payment thereof, provided, however, that at the request of Mortgagee, Mortgagor shall deposit with Mortgagee, on the dates upon which installments of principal and interest are payable under and pursuant to the promissory note or notes evidencing the Debt or at such other or different times as Mortgagee shall direct, such portion (as Mortgagee shall direct) of the estimated annual premiums for insurance as hereafter provided, current taxes, installments of assessments not payable in installments (hereinafter collectively referred to as "assessments") and other similar liens and charges on or against the Premises. Mortgagee agrees to utilize the funds for the payment of annual insurance premiums, current taxes and assess-