

Mortgage to be immediately due and payable.

Payee shall have waived such option to accelerate if prior to such sale or transfer Payee and the purchaser or transferee of the property reach an agreement in writing that the credit of such purchaser is satisfactory to Payee and that the interest payable on the sum secured by this Mortgage shall be at such rate as Payee shall request. Payee also shall have waived such option to accelerate if prior to such grant of leasehold interest the terms of the written lease agreement are approved by Payee and simultaneously with such grant Payee is furnished the original lease containing lessee's acknowledgement that Lessor's interest therein has been collaterally assigned to Payee pursuant to the terms of this Mortgage.

- (2) As of June 1, 1982 the balance of \$14,171.47 became due and payable in full. The Payee hereby waives the payment of the unpaid principal balance and the Payor hereby agrees to pay all accrued interest immediately.
- (3) The sum of \$5,000.00 principal and accrued interest upon the unpaid principal balance shall be payable on September 1, 1982.
- (4) The sum of \$5,000.00 plus accrued interest on the unpaid principal balance shall be payable on December 1, 1982.
- (5) The sum of \$5,000.00 plus accrued interest shall be payable on March 1, 1983.
- (6) Any remaining principal and accrued interest on the Note and Mortgage shall be due and payable in full on June 1, 1983.
- (7) The interest rate to be charged by the Payee to the Payor hereunder shall be one and one-half (1-1/2%)