

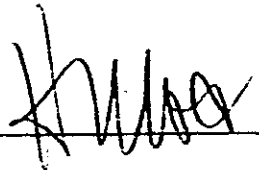
therefrom, notwithstanding the union of such estates either in the landlord or lessor or the tenant or lessee under the Lease, or in a third party, by purchase or otherwise, and Mortgagor hereby covenants that any such other estate, title or interest or such fee title now held or hereafter acquired by Mortgagor is hereby and shall be deemed to have been mortgaged under and encumbered by this Mortgage as a first lien thereon pursuant to the granting clause of this Mortgage.

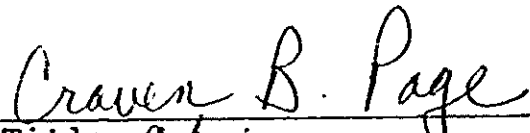
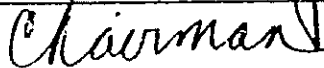
IN WITNESS WHEREOF, Mortgagor has caused this Mortgage to be executed by its general partners as of the day and year first above written.

Signed and delivered in the presence of:

PIECE GOODS SHOPS COMPANY

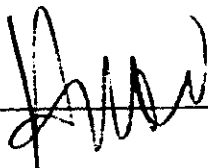
By: PGSC MANAGEMENT, INC.,  
general partner

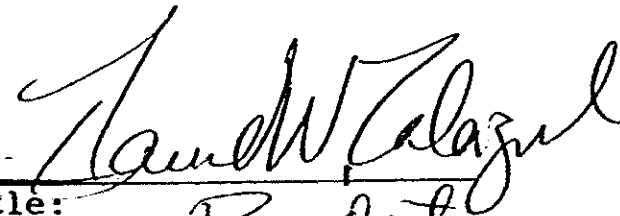
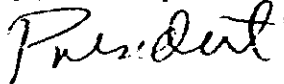
  
\_\_\_\_\_  
R. Tucker

By:   
Title: 

Signed and delivered in the presence of:

By: JZPG, INC., general partner

  
\_\_\_\_\_  
R. Tucker

By:   
Title: 

0133

4328 RV.2