

26. This mortgage may not be changed orally, but only by an agreement in writing signed by the party against whom enforcement of any waiver, change, modification or discharge is sought.

*18% for the first three years and then at the rate of*

27. There is presently an existing Purchase Money Mortgage against the premises, to which mortgage the within mortgage is subordinate. The terms of the Purchase Money Mortgage are as follows: 10-year Purchase Money Mortgage having a present balance of ~~\$2,500,000~~ <sup>\$2,800,000</sup> bearing interest at the rate of ~~eleven (11%)~~ <sup>eleven and 1/8 (11 1/8%)</sup> percent per annum, providing for interest payments only during the term thereof and a principal balloon payment of \$2,500,000 plus an additional \$500,000 on the maturity date thereof on December 23, 1992 (the "Purchase Money Mortgage").

28. Underlying Purchase Money Mortgage lien and Wraparound Mortgage. The liens of the aforementioned Purchase Money Mortgage and this Wraparound Mortgage aggregate the sum of \$3,140,000. For purposes of convenience, the underlying Purchase Money Mortgage and this Wraparound Mortgage are sometimes hereinafter referred to as the aggregate mortgage.

29. Interest rate on aggregate mortgage. The interest rate payable on the principal sum of the aggregate mortgage, mentioned in paragraph 28 above, shall be at the annual rate of 18% per annum, commencing as of the date hereof and continuing until December 31, 1986 and thereafter at the rate of 10% per annum until maturity on December 23, 1997.

30. (a) Recital of outstanding principal sum and interest. The principal sum of the consolidated mortgage, mentioned in paragraph 28 above, together with interest thereon as mentioned in paragraph 29 above, shall be payable as follows:

(i) ~~On closing, \$ \_\_\_\_\_ as a prepayment of interest.~~

(ii) Beginning on the first day of the month following the closing, and continuing through and including December 1, 1992, the mortgagor shall make minimum monthly payments in amounts sufficient to meet the annual debt service requirements due on the Purchase Money Mortgage mentioned in paragraph 27 above, as follows:

through 1983	\$176,000	<del>\$175,250</del>	per month	ANNUUM
1984	233,155	<del>200,250</del>	per month	"
1985	330,655	<del>300,750</del>	per month	"
1986	334,572.50	<del>360,750</del>	per month	"
1987	340,000	<del>360,750</del>	per month	"
1988	286,000	<del>336,000</del>	per month	"
1989	320,000	<del>286,000</del>	per month	"
1990	345,000	<del>370,750</del>	per month	"
1991		<del>370,000</del>	per month	"
1992		<del>370,000</del>	per month	"

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