

ADDITIONAL PROVISIONS. The occurrence of any one or more of the following events by the Borrower and/or Guarantors will constitute a default under this Mortgage and under the Note securing the indebtedness:

- a) Non-payment of principal and interest when due;
- b) A breach of any provisions of the loan commitment set forth in the letter from Mortgagee to Mortgagor dated September 8, 1983, the terms which we hereby incorporated herein, or any other document, which is not remedied within ten (10) days after written notice from the Bank;
- c) Insolvency, bankruptcy, whether filed or by adjudication, or any suspension of business;
- d) Any default whatsoever under any other credit accommodation extended by the Mortgagee to the Mortgagor and/or Guarantors;
- e) Any default in the payment of taxes, assessments, or similar obligations;
- f) A default under any existing lease.

The indebtedness evidenced by the Note and secured by this Mortgage shall be "non-recourse" as to the Mortgagor. In the event of default, mortgagee shall look solely to the Property and to other forms of collateral or security available to it, including any guarantees executed by any parties, including limited partners of the Mortgagor, and will not seek to collect any judgment or deficiency judgment from any assets of Mortgagor other than Mortgagor's interests in the Property itself.

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