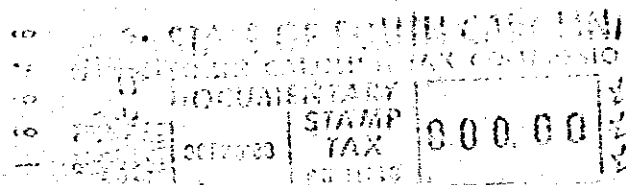


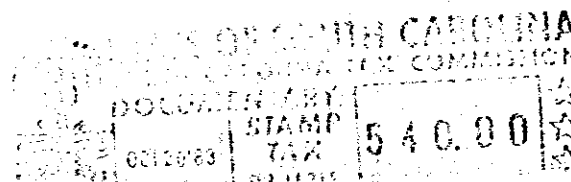
SECOND MORTGAGE AND SECURITY AGREEMENT

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THIS INDENTURE MADE THIS 25<sup>th</sup> day of October, 1983, between GREENVILLE OFFICE BUILDING PARTNERSHIP, a Pennsylvania Limited Partnership, with R. GORDON MATHEWS and HOWARD E. PHILLIPS as General Partners, having its principal office at 650 Washington Road, Pittsburgh, Pennsylvania (the "Mortgagor"),



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DOLLAR SAVINGS BANK, a mutual savings bank existing under the laws of the Commonwealth of Pennsylvania, having its office at Oliver Building, 535 Smithfield Street, Pittsburgh, Pennsylvania 15222 (hereinafter called ("Mortgagee")).

WITNESSETH:

WHEREAS, Mortgagor has executed and delivered to Mortgagee its Note (the "Note"), bearing even date herewith, wherein Mortgagor promises to pay to Mortgagee the principal sum of Three Million Six Hundred Thousand Dollars (\$3,600,000.00) in lawful money of the United States of America, advanced or to be advanced by Mortgagee to Mortgagor, with interest thereon at the rates and times, in the manner and according to the terms and conditions specified in the Note, all of which are incorporated herein by reference.

NOW, THEREFORE, in consideration of the indebtedness evidenced by the Note, and to secure the payment to Mortgagee of the principal and interest, and all other sums provided for in the Note and in this Second Mortgage and Security Agreement ("Mortgage"), according to their respective terms and conditions, and to secure the performance and observance by Mortgagor of all

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