

the contract sent to the Mortgagee and (ii) that the purchase price will provide the Mortgagee a return equal to sixteen (16%) percent per annum or greater on the Loan as required under the terms of the Note. If the proposed sale meets the requirements of the proviso set forth herein, then the right of first refusal granted to the Mortgagee hereunder shall be extinguished upon the consummation of said sale; however, if such sale is not consummated, the right of first refusal shall remain in full force and effect.

IN WITNESS WHEREOF, Mortgagor has executed these presents the day and year first above written.

WITNESSES:

GREENVILLE OFFICE BUILDING PARTNERSHIP  
a Pennsylvania Limited Partnership

Robert Mauro  
James C. Blakely, Jr.

By: R. Gordon Mathews  
R. Gordon Mathews  
General Partner

Robert Mauro  
James C. Blakely, Jr.

By: Howard E. Phillips  
Howard E. Phillips  
General Partner

The address of the within named Mortgagee is  
535 Smithfield Street, Pittsburgh, PA 15222

Alan Spurd  
On behalf of the Mortgagee

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