

MORTGAGE NOTE

\$2,283,000.00

_____, 1984

FOR VALUE RECEIVED, the undersigned, RHODES-SOUTHEAST INVESTORS LIMITED PARTNERSHIP, a Maryland limited partnership (hereinafter "Borrower"), promises to pay to the order of DOMINION FEDERAL SAVINGS AND LOAN ASSOCIATION (hereinafter "Dominion"), at its principal office located at 8301 Greensboro Drive, McLean, Virginia 22102, or at such other place as the holder hereof may from time to time designate in writing, the principal sum of Two Million Two Hundred Eighty-three Thousand Dollars (\$2,283,000.00), plus interest on such amounts as hereinafter provided, payable as follows:

(a) This Note shall bear interest at the rate of fourteen percent (14%) per annum the (the "Note Rate") payable at the rate of thirteen percent (13%) per annum (the "Payment Rate") currently, with one percent (1%) per annum accruing monthly and adding to and becoming part of the outstanding principal amount hereof (the "Principal Sum"); and

(b) Commencing on the first day of the first calendar month after the date hereof, and continuing on the same day of each succeeding month thereafter (each, a "Payment Due Date") until the date (the "Original Maturity Date") that is five (5) years after the first Payment Due Date, equal monthly installments shall be due hereunder in the amount of Twenty-four Thousand Seven Hundred Thirty-two Dollars (\$24,732.00) (the "Due Amount") each, of which Eighteen Thousand Five Hundred Eighty-two Dollars (\$18,582.00) (the "Payable Amount") shall be payable on each Payment Due Date, and Six Thousand One Hundred Fifty Dollars

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