

final payment to be made by Mortgagor to Mortgagee hereunder in the inverse order of their due date. In addition, in the event of prepayments made by Mortgagor (which may be made without the necessity of the prior written consent of the Mortgagee), so that Mortgagee's obligation to pay to the holder of the Second Mortgage, the unpaid principal balance of said Mortgage as hereinbefore provided is similarly reduced, then and in such event, Mortgagee agrees that Mortgagor's obligation to pay the total indebtedness to Mortgagee hereunder, shall be likewise reduced by an equivalent amount; such equivalent amount to be deducted from the final payment to be made by Mortgagor to Mortgagee hereunder, in the inverse order of their due date.

If the Mortgagee shall default in making any required payment of principal or interest under either or both of the Consolidated First Mortgage or the Second Mortgage, the Mortgagor shall have the right to advance the funds necessary to cure such default and all funds so advanced by Mortgagor together with interest thereon at the rate of eight (8%) percent per annum shall be credited against the portion of the All-Inclusive Note and Mortgage described in subparagraph 1(f)(iii) of the Agreement due under the Note secured by this Mortgage on December 31, 1983.

Mortgagor and Mortgagee agree to promptly send to the other copies of any notices received by them from the holder of either the Consolidated First Mortgage or the Second Mortgage. In addition, Mortgagee agrees to send to Mortgagor at the time Mortgagee makes each payment to the holder of the Consolidated First Mortgage and the Second Mortgage, an advice that each such payment has been made (a copy of Mortgagee's transmittal letter, if any, will suffice).