

TOGETHER with any and all rents which are now due or may hereafter become due by reason of the renting, leasing, and bailment of property improvements thereon; and

TOGETHER with all other furniture, machinery, equipment, tools, and other personal property of the Mortgagor now or hereafter situate upon or about the premises and/or used in connection therewith.

TOGETHER with any and all awards or payments, including interest thereon, and the right to receive the same, as a result of (a) the exercise of the right of eminent domain, (b) the alteration of the grade of any street, or (c) any other injury to or taking of, or decrease in the value of, the premises, to the extent of all amounts which may be secured by this Mortgage at the date of receipt of any such award or payment by Mortgagee and of the reasonable attorney's fees, costs, and disbursements incurred by Mortgagee in connection with the collection of such award or payment.

TO HAVE AND TO HOLD the said premises hereby granted (all of which are collectively referred to herein as the "Premises") to the use, benefit, and behoof of the Mortgagee forever, in FEE SIMPLE.

Mortgagor warrants that Mortgagor has good title to the Premises, and is lawfully seized and possessed of the Premises and every part thereof, and has the right to convey same; that the Premises are unencumbered except for those matters set forth on Exhibit "B" attached hereto and made a part hereof; and that except for those matters set forth on such Exhibit "B", Mortgagor will forever warrant and defend the title to the Premises unto Mortgagee against the claims of all persons owning, holding, or claiming by, through, or under the Mortgagor.

This instrument is made and intended to secure the payment of the indebtedness of Mortgagor to Mortgagee evidenced by the Note in accordance with the terms thereof, together with such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, and necessary repairs, and all renewal or renewals and extension or extensions of the Note, either in whole or in part (all of which are collectively referred to herein as the "Secured Indebtedness").

AND MORTGAGOR FURTHER COVENANTS AND AGREES WITH MORTGAGEE as follows:

1. Mortgagor shall pay to Mortgagee the Secured Indebtedness with interest thereon as in the Note and this Mortgage provided.
2. Mortgagor shall pay, when due and payable (a) all taxes, assessments, general or special, and other charges levied on, assessed, placed or made against the Premises, this instrument, or the Secured Indebtedness, or the obligations secured hereby, and (b) premiums on policies of fire, liability, and other hazard insurance covering the Premises, as required in Article 3 herein.
3. (a) Mortgagor shall keep the Premises insured for the benefit of Mortgagee against loss or damage by fire and such other hazards as Mortgagee may from time to time require, all in amounts approved by the Mortgagee not exceeding 100% of full insurable value, but in no event less than the Secured Indebtedness. The policy is to be payable to Mortgagee to the extent of the Secured Indebtedness remaining at the time of the

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