

EXHIBIT "B"

see 1588 and 712

12. Notwithstanding any other provision to the contrary contained in this mortgage or mortgagor's promissory note ("note"), mortgagor shall have no obligation or liability for the payment of the note beyond mortgagor's interest in the subject property, including rents, issues and profits thereof and the proceeds from sale of the subject property. By the acceptance of the note and this mortgage, mortgagee agrees that in the event of a default hereunder, mortgagee will rely solely on the subject property for the payment of the note and will not sue or otherwise seek recourse against the mortgagor for any deficiency remaining after a foreclosure and sale of the subject property.

13. Notwithstanding any other provision to the contrary contained in this mortgage or the note, mortgagee expressly hereby consents to the assumption of this mortgage and the note without qualification by a third party under the same terms and conditions as contained herein and in the note without escalation of rate or payment of any fees or charges whatsoever.

14. Notwithstanding any other provision to the contrary contained in this mortgage or the note, if a default occurs under the terms and conditions of the mortgage except for failure to pay the note under its terms, mortgagor shall have thirty (30) days after notice thereof shall have been given to mortgagor before mortgagee may accelerate the indebtedness. Notice hereunder shall be sufficient if in writing and delivered in person or sent by U.S. Certified Mail, return receipt requested, postage prepaid, to mortgagor at the following address: 8225 Burnfield Crescent, Burnaby, B.C., Canada, V5E-3W6. Mortgagor may change this address by giving notice to the address where payments are received under the note by mortgagee. Notice shall be deemed given on the date of its deposit in the U.S. Mail and, unless sooner received, shall be deemed received on the third calendar day following the date on which notice is deposited in the mail. In the event of a failure to pay the note when due mortgagor shall have seven (7) days after notice as set out above has been given to mortgagor before mortgagee may accerlate the indebtedness.

RECORDED MAR 29 1982

at 4:59 P.M.

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