

EXHIBIT A

ADDITIONAL PROVISIONS. The occurrence of any one or more of the following events by the Borrower and/or Guarantors will constitute a default under this Mortgage and under the Note securing the indebtedness:

- a) Non-payment of principal and interest when due;
- b) A breach of any provisions of the loan commitment set forth in the letter from Mortgagee to Mortgagor dated January 11, 1984, the terms of which we hereby incorporate herein, or any other document, which is not remedied within ten (10) days after written notice from the Bank;
- c) Insolvency, bankruptcy, whether filed or by adjudication, or any suspension of business;
- d) Any default whatsoever under any other credit accomodation extended by the Mortgagee to the Mortgagor and/or Guarantors;
- e) Any default in the payment of taxes, assessments, or similar obligations;
- f) A default under any existing lease.

RECORDED APR 13 1984 at 11:22 A M.

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