

TABLE OF CONTENTS

(This Table of Contents is not a part of the Mortgage and Security Agreement and is only for convenience of reference)

	<u>Page</u>
PARTIES . . . . .	1
RECITALS . . . . .	1
GRANTING CLAUSES . . . . .	1
(1) Encumbered Assets . . . . .	2
(2) Secured Indebtedness . . . . .	3
(3) Security Agreement . . . . .	5
(4) Title to Encumbered Assets and Risk of Loss . . . . .	6
(5) Damage, Destruction and Condemnation . . . . .	7
(6) Remodeling, Alterations and Additions . . . . .	9
(7) Removal and Substitution . . . . .	11
(8) Special Tax Covenants . . . . .	11
(9) Covenants Regarding Operation and Maintenance of Facilities . . . . .	14
(10) Covenants Regarding Insurance . . . . .	17
(11) Affirmative Covenants of Company . . . . .	19
(12) Negative Covenants of Company . . . . .	25
(13) Default . . . . .	28
(14) Waiver of Breach; Cumulative Remedies . . . . .	29
(15) Notices . . . . .	30
(16) Severability and Governing Law . . . . .	31
(17) Captions and Counterparts, Amendments . . . . .	31
(18) Definitions . . . . .	31
SIGNATURES AND SEAL . . . . .	41
ACKNOWLEDGMENTS . . . . .	43
ASSIGNMENT . . . . .	45
EXHIBIT "A" . . . . .	46
EXHIBIT "B" . . . . .	47

1679 243

1679 243