

Utica" dated August 20, 1976 made by and among Arlen Realty, Inc., JMB Income Properties, Ltd.-IV, and Burlington Mall Associates, as the same may be amended from time to time, providing for, among other things, the execution, recordation and delivery of this Mortgage.

Whereas the mortgagor has the following obligations (the "Obligations") to the mortgagee:

(a) The obligation to make the capital contributions to the mortgagee as provided for in and required by Section 8.2 of the Partnership Agreement; and

(b) The obligation to pay to mortgagee the "Price Reduction" (as such term is defined in the Sale Agreement) as provided for in and required by the Sale Agreement.

AND TO SECURE THE performance by mortgagor of the Obligations, and all payments required hereunder, and the full and faithful performance of all the covenants and agreements hereinafter contained, the mortgagor hereby grants, bargains, sells and conveys unto the mortgagee, its successors and assigns forever:

ALL the right, title and interest of the mortgagor, as lessee, in and to that certain lease between Furman University, as lessor, and Bell Tower Shopping Center, Inc., as lessee, dated July 19, 1968, including any extensions thereof, a short form of said lease being recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 866 at page 321, as modified by agreement dated the 15th day of