

subsequent to this Mortgage, in which proceeding this Mortgagee is made a party, or in the event of the bankruptcy of Mortgagor, or an assignment by Mortgagor for the benefit of creditors, the Mortgagor, its successors or assigns, shall be chargeable with all costs of collection, including reasonable attorneys' fees, which shall be due and payable at once; which charges and fees, together with all costs and expenses, are secured by this Mortgage and may be recovered in any suit or action hereupon or hereunder.

(24) The Mortgagor agrees to ensure that no liens are filed against the property by reason of any services or materials supplied thereto, whether such services or materials are supplied to Mortgagor or to some person, firm or corporation in possession of all or a part of the property through or under Mortgagor, or, within fifteen (15) days after notice of the filing of any lien, it will cause the same to be discharged by deposit, bond, order of court or otherwise.

(25) It is agreed that the Loan Agreement entered into by the Mortgagee and Mortgagor is incorporated by reference herein and that default under the Loan Agreement may, at the option of the Mortgagee, be deemed a default of the terms of this Mortgage, and in the event of any inconsistencies between the terms of the within Mortgage and the terms of the Loan Agreement, the terms of the Loan Agreement shall govern and prevail.

(26) Any and all monies which the Mortgagee may be required to advance or elect to advance hereunder, for the protection of the premises or otherwise, shall bear interest until paid at the rate provided for in the Notes, shall immediately become debts due by the Mortgagor and shall be secured hereby.

IN WITNESS WHEREOF, the Mortgagor has caused this Mortgage to be executed under seal by its duly authorized officers as of the day and year first above written.

In The Presence Of:

AMERICAN FAST PRINT LIMITED

Donald L. Ferguson  
Witness

By:

Title:

Fred G. J. J.  
Notary Public

ATTEST:

Mary W. Hammett  
Assistant Secretary

My commission expires:

[CORPORATE SEAL]

MY COMMISSION EXPIRES  
MAY 2, 1999