

WHEREAS, pursuant to the Loan Agreement, Mortgagee has agreed to make certain Equipment Loans (as defined in the Loan Agreement) upon the execution and delivery by Mortgagor to Mortgagee of those certain Equipment Loan Notes (as defined in the Loan Agreement).

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that in order to secure to the extent of Twelve Million Dollars (\$12,000,000), together with interest thereon, attorneys' fees and disbursements, and other costs, charges and other amounts related thereto; the following (collectively, the "Obligations"): the full and prompt payment and performance of all of the indebtedness, obligations, covenants, agreements and liabilities of the Mortgagor to the Mortgagee now existing or hereafter incurred by the Mortgagor to the Mortgagee, together with all interest and other charges thereon, whether direct or indirect, existing, future, contingent or otherwise, due or to become due, under or arising out of or in connection with the Loan Agreement, the Term Note and the Equipment Loan Notes (hereinafter collectively, the "Note"), this Mortgage, and any other instruments or documents now or hereafter delivered to the Mortgagee by or on behalf of the Mortgagor (collectively, the "Loan Documents") and in consideration of the Premises hereby granted and the sum of One Dollar (\$1.00) and other good and valuable consideration, in hand well and truly paid by the Mortgagee, the receipt and sufficiency of which is hereby acknowledged, the Mortgagor has mortgaged, granted,