

AND THE MORTGAGOR COVENANTS, REPRESENTS AND WARRANTS
TO AND WITH THE MORTGAGEE AS FOLLOWS:

1. Payment and Performance of Obligations. The Mortgagor shall pay and perform the Obligations when due in accordance with the provisions of the Loan Documents.
2. Indebtedness Secured. This Mortgage has been given and is intended to secure the full and prompt payment and performance of each and all of the Obligations and any renewal, extension; modification or replacement of any of the Obligations. This Mortgage shall remain in full force and effect with respect to all of the Property until all the Obligations shall have been paid and performed in full and Mortgagor's obligations to make additional Equipment Loans shall have terminated.
3. Future Advances. The Mortgagor acknowledges that the Loan Documents include a Loan Agreement pursuant to which advances may from time to time be made, repaid and subsequently readvanced. Without limiting the generality of any other provision hereof, the Obligations shall include: (a) all existing indebtedness of the Mortgagor to the Mortgagee evidenced by any of the Loan Documents and all renewals and extensions thereof; (b) all future advances that may subsequently be made by the Mortgagee to be evidenced by any of the Loan Documents and all renewals and extensions thereof; and (c) all other indebtedness of the Mortgagor to the Mortgagee now due or to become due or hereafter contracted pursuant to