

come and unexpired, property, possession, claim and demand whatsoever, as well in law as in equity, of the mortgagor, of in and to the said demised premises, and every part and parcel thereof, with the appurtenances; And also the said Indenture of Lease, and the renewals and security therein provided for, and every clause, article and condition therein expressed and contained; To Have And To Hold the said Indenture of Lease and renewals and the security or securities deposited and to be deposited thereunder, and other hereby granted premises unto the mortgagee, its successors and assigns to - their only proper use, benefit and behoof for and during all the rest, residue and remainder of the said term of years yet to come and unexpired, in said Indenture of Lease and in the renewals therein provided for; - subject nevertheless to the rents, covenants, conditions and provisions in said Indenture of Lease contained.

Provided Always, and these presents are upon the express condition, that if the mortgagor shall well and truly pay unto the mortgagee the said sum of money mentioned in the condition of the said contract or obligation, and the interest thereon, at the time and in the manner mentioned in the said condition, according to the true intent and meaning thereof, that then and from thenceforth these presents and the estate hereby granted, shall cease, determine and be utterly void, anything hereinbefore or hereinafter contained to the contrary notwithstanding.

And the mortgagor, does hereby covenant, grant, promise and agree to and with the mortgagee, that it shall well and truly pay unto the mortgagee, the said sum of money mentioned in the condition of the said contract or obligation, and the interest thereon, according to the condition of the said contract or obligation.

And the mortgagor hereby warrants that this indenture has been duly executed and acknowledge pursuant to a resolution of the board of directors of the said mortgagor and by the unanimous consent of all its stockholders.

And it is hereby expressly agreed that the whole of the said principal sum shall become due at the option of the said mortgagee or obligee after default in the payment of any installment of principal, or after default in the payment of interest for ten days, or after default in the payment of any rent or other charge made payable by said indenture of lease for ten days, or after default in the payment of any tax or assessment for ten days after notice and demand.

And that the said premises hereby conveyed now are free and clear of all incumbrances whatsoever, except