

30. The mortgagor will submit to the mortgagee annual audit reports of the operation of Sunnyvale, Inc. Each such annual audit report shall be certified by a Certified Public Accountant and prepared in accordance with standard accounting procedures and shall be rendered within 90 days after the end of the fiscal year of Sunnyvale, Inc.

31. The said mortgagor does hereby bind itself and its successors and assigns to procure or execute any further necessary assurances of title to the said premises, and also to warrant and forever defend all and singular the said premises unto the said mortgagee, its successors and assigns, from and against itself and its successors and assigns, and against every person or persons whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, this mortgage has been duly executed by the mortgagor the day and year first above written.

Signed, sealed and delivered in the presence of:

Martin Katz
Marie Ripley

OLD STAGE CORPORATION (LS)

BY *J. J. Am. Pres*

And *Stanley G. Gander, Secy*

