7. Any notice required or permitted to be given to the Grantor or Beneficiary hereunder shall be deemed to have been given if and when sent by prepaid registered or certified mail, return receipt requested, addressed as follows:

to the Grantor:

Attention: Henry Fisher, Vice President Post Office Box 4520

Jacksonville, Florida 32201

To the Beneficiary:

c/o The Travelers Insurance Company Real Estate Investment Department Post Office Box 4416 Atlanta, Georgia 30302

or at such other address as the Grantor or Beneficiary may designate in writing to the other from time to time.

- 8. The obligation of this Mortgage hereby secured shall continue until the entire debt is paid, notwithstanding any action or actions of partial foreclosure which may be brought to recover any amount or amounts for installments of principal, interest, taxes, assessments, levies, charges or insurance premiums due and payable under the provisions of this Mortgage.
- The Grantor will faithfully perform the covenants of the lessor contained in any present or future lease by it of any part or all of the premises hereinbefore described *** Constant ** Cons any part of the rent to anyone other than the Beneficiary, nor collect rents thereunder (other than a security deposit) for more than one month in advance, nor subordinate any of said leases to the lien of this Mortgage without the prior written consent of the Beneficiary, nor do any other act whereby the lien of this Mortgage may be impaired in value or quality. The Grantor will not execute a mortgage or other instrument or permit a lien which may be or become superior to any subsisting lease to any part of said premises. The Grantor will give the Beneficiary immediate notice by certified mail of any notice of default or notice of cancellation received from any lessee. This provision shall not be construed to prevent the Grantor from pursuing appropriate remedies against any defaulting occupancy tenant. A default under any of the present or future leases covering all or part of the property by Grantor may, at Beneficiary's option, be treated as a default under this Mortgage. In addition, Grantor agrees to provide Beneficiary with a rent roll and copies of any or all present and future leases as same may be requested by Beneficiary from time to time, together with all supplementary information relating to the status of leases. All leases hereafter executed covering all or part of the premises shall be satisfactory in form and content to Beneficiary but it is expressly understood that prior written approval is not required except with respect to any lease either (i) having a term of more than five (5) years or (ii) pertaining to more than ten thousand (10,000) square feet of floor space. In the event the floor space covered by a lease plus the floor space covered by previous leases to the same tenant exceeds ten thousand (10,000) square feet, the lease shall be subject to prior written approval of Beneficiary.

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