

lien of this Mortgage at any time Mortgagor requests such release, provided Mortgagor pays a release fee of One Hundred Dollars (\$100.00) for each parcel to be released and provided further that Mortgagor is not, at the time any such release is requested, in default under any of the provisions of this Mortgage or any other documents or securing the Note.

IV.7. FUTURE ADVANCES. A portion of the loan secured by this Mortgage will be advanced from Mortgagee to Mortgagor on one or more future dates. Such future advances shall be evidenced by the Note and shall be secured by this Mortgage without any further documentation or writing of any kind. This Mortgage shall secure the total sum of all advances, past and future, together with all interest, costs, and expenses of all types referred to herein or in the Note, provided that the maximum of the principal which may be secured by this Mortgage (not including interest, costs, expenses and other items) shall be \$6,250,000.00

IV.8. CONSENTS. In each instance in this Mortgage where the consent or approval of the Mortgagee to any act proposed to be taken by the Mortgagor with respect to the premises is required or requested by the Mortgagor, the Mortgagee, by its acceptance hereof, hereby agrees with the Mortgagor not to unreasonably withhold, or to unreasonably delay in granting, such consent or approval.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties to these Presents, that if the said Mortgagor does and shall well and truly pay or cause to be paid unto the said Mortgagee, its successors or assigns, the debt or sum or money aforesaid with interest thereon, according to the true intent and meaning of the said Note, and any and all other sums which may become due and payable hereunder, the estate hereby granted shall cease, determine and be utterly null and void; otherwise to remain in full force and virtue.

AND IT IS AGREED by and between the said parties that said Mortgagor shall be entitled to hold and enjoy the said premises until default shall be made as herein provided.

Signed, Sealed and
Delivered in the
presence of:

WITNESS:

[Handwritten signature]
[Handwritten signature]

McALISTER LIMITED PARTNERSHIP
By MCA Associates,
its sole general partner

By *[Handwritten signature]*
Heriman A. Weitzbuch,
a general partner

By S.M.L.J., INC.,
a general partner

By *[Handwritten signature]*
President

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