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(b) A certificate of the Authorized Industry Representative dated not more than ninety days prior to the date of the purchase and stating that, in the opinion of the person signing such certificate, (i) the portion of the Land with respect to which the option is exercised is not needed for the operation of the Mortgaged Property, and (ii) the release will not impair the usefulness of the Mortgaged Property and will not destroy the means of ingress thereto and egress therefrom.

The Bank agrees that upon receipt of the notice and certificate required in this Section to be furnished to it by the Industry, the Bank will promptly release from the lien of this Mortgage such portion of the Land with respect to which the Industry shall have exercised the option granted to it in this Section.

14. Events of Default; Remedies. If any event of default as defined in the Loan Agreement shall occur and be continuing, the Bank (i) shall have authority to accelerate the Loan Repayments and to declare the Note immediately due and payable as provided in the Loan Agreement, and (ii) to pursue one or more of the following remedies and provisions for foreclosure or enforcement of this Mortgage:

(a) The Bank may proceed to protect and enforce its rights by a suit or suits in equity or at law, either for the specific performance of any covenant or agreement contained herein or in aid of the execution

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