

19. That it will promptly and fully keep, perform and comply with all the terms, provisions, covenants and conditions imposed upon Mortgagor under any assignment of any lease or leases of the premises executed by Mortgagor, as assignor, and given to Mortgagee, as assignee, as additional security for the payment of the indebtedness secured hereby and any other agreement given by Mortgagor to Mortgagee as additional security for the payment of such indebtedness. In the event Mortgagor suffers or permits to occur any breach or default under the provisions of any such assignment of lease or leases of the premises or any other agreement given as additional security and such default shall continue for ten (10) days, such breach or default shall constitute a default under the mortgage and, at the option of the Mortgagee, and without notice to the Mortgagor, all unpaid indebtedness secured by this mortgage shall become due and payable as in the case of other defaults.

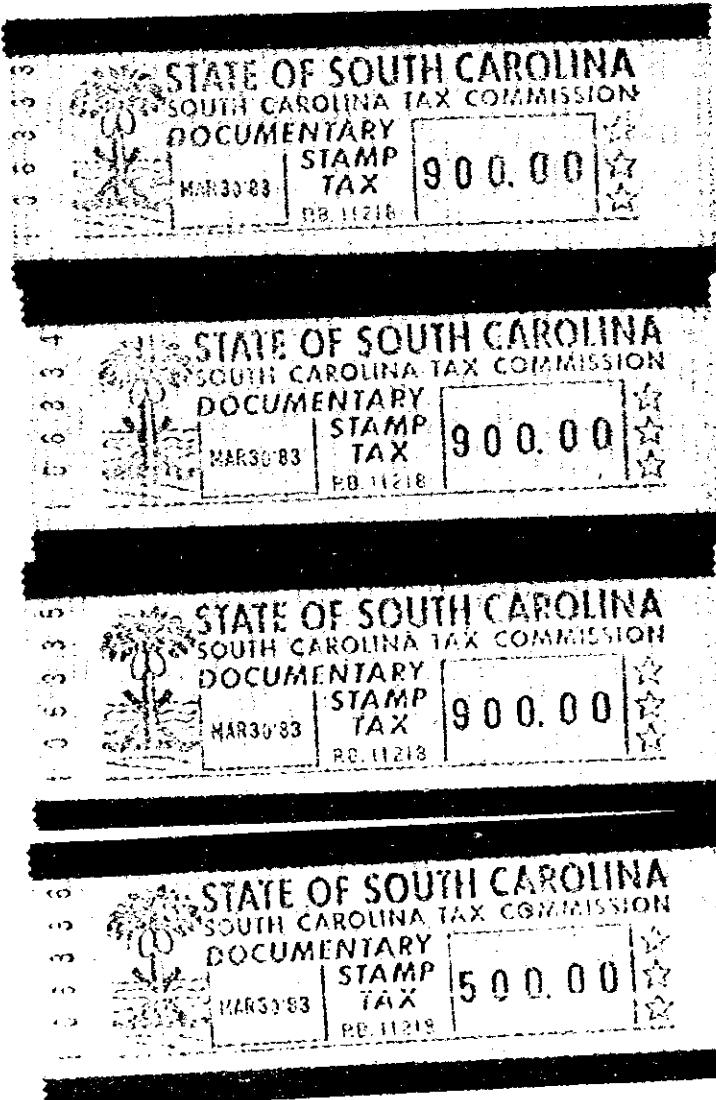
20. The Mortgagee shall have the option to call the within loan at par if at any time during the term of the loan the Mortgagor sells, assigns or otherwise transfers all or any part of its interest in the mortgaged premises without the express written consent of the Mortgagee.

21. The Mortgagee recognizes that the Mechanical Building situate on Parcel No. 2 as described in Schedule "A", is designed to serve, in addition to Parcel No. 1 as described in Schedule "A", improvements to be erected on adjacent parcels. The Mortgagee agrees to enter into Operating Agreements with the owners and institutional lenders holding mortgages on such adjacent parcels, provided that the terms of such agreements shall be satisfactory in form and substance to the Mortgagee.

IN WITNESS WHEREOF, the Mortgagor herein has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers on the 30th day of March, 1983.

In the presence of:
J. Charles House
Kenneth R. Padgett

J. E. SIRRINE COMPANY
 BY: *Edmund J. Woods*
 V.P.
 And: *Lawrence Blatter, Secretary*



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