

TOGETHER WITH all leases of the granted property now or hereafter entered into and all right, title, and interest of the Mortgagor thereunder, including, without limitation, cash or securities deposited thereunder to secure performance by the lessees of their obligations thereunder, whether such cash or securities are to be held until the expiration of the terms of such leases or applied to one or more of the installments of rent coming due immediately prior to the expiration of such terms, including, further, the right upon the happening of an event of Default as (hereafter defined), to receive and collect the rents thereunder.

TO HAVE AND TO HOLD unto the Mortgagee, its successors and assigns, forever the above-described and granted property, all of which granted property is collectively referred to herein as the "Premises".

PROVIDED, HOWEVER, that these presents are upon the condition that if the Mortgagor shall pay or cause to be paid to the Mortgagee, the principal and interest payable in respect to the Note or any future advance made hereunder, at the time and in the manner stipulated therein and herein, all without any deduction or credit for taxes or other similar charges paid by the Mortgagor, and if Mortgagor shall keep, perform and observe all and singular the covenants and promises in the Note and/or any future advance agreement, and any renewal, extension or modification thereof, and in this Mortgage expressed to be kept, performed and observed by and on the part of the Mortgagor, all without delay, then this Mortgage and all the interest and rights hereby granted, bargained, sold, conveyed, assigned, transferred, mortgages, pledged, delivered, set over, warranted and confirmed, shall cease, determine and be void, but shall otherwise remain in full force and effect.

ARTICLE I.

THE OBLIGATIONS

1.1 The Indebtedness and Other Matters Secured by This Mortgage. This Mortgage and all rights, title, interests, liens, security interests, powers and privileges created hereby or arising by virtue hereof are given for the purpose of securing:

(a) Performance of the obligations, covenants, and agreements contained in the Note and any and all modifications, extensions or renewals thereof;

(b) Payment of all other sums (including, without limitation, any advances made by Mortgagee for or on account of Mortgagor) becoming due or payable under this Mortgage, or any other instrument given as security for the Note, together with interest thereon at the maximum rate permitted by applicable law;

(c) Payment of such additional sums and interest thereon which may hereafter be loaned to Mortgagor, or its successors or assigns, by Mortgagee, when evidenced by a promissory note or notes reciting that they are secured by this Mortgage; and

(d) Performance of the obligations, covenants and agreements of Mortgagor contained in this Mortgage or in any other instrument heretofore or hereafter executed by Mortgagor having reference to or arising out of the indebtedness represented by the Note, or given as security for the Note.

RECORDED
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