

amounts advanced shall be secured by this Mortgage, shall bear interest at the rate stated in the Note and shall be immediately due and payable to Lender by Borrower. Lender is hereby authorized to rely upon any and all representations made by the holder of the Fleury Mortgage and/or Brashier Mortgage and Lender has no obligation or duty to verify the accuracy or inaccuracy of any such representation.

3.13 Release of Premises. Borrower shall not be entitled to a release of all or any part or interest in the Premises until such time as the Indebtedness secured hereby is paid in full.

3.14 Loan Commitment. The terms and conditions of the Loan commitment letter from Lender to Borrower dated August 12, 1983, together with any amendments thereto, if any, (hereinafter referred to as the "Loan Commitment") are hereby incorporated by reference and made a part hereof as fully as if set forth herein; provided, however, that nothing contained therein shall operate to alter, modify, or affect any terms or conditions inconsistent therewith contained herein or in the Note or any documents executed in connection with the Indebtedness. Borrower covenants and agrees to comply with the requirements of Lender under the terms of the Loan Commitment. Any default of Borrower under the terms and conditions of the Loan Commitment shall be a Default hereunder.

3.15 Completion of Premises. Borrower shall complete the construction and refurbishing of certain improvements presently erected on the Premises in accordance with the final working plans and specifications approved by Lender; said construction will be continuous and without interruption; and should Borrower fail to complete said construction and refurbishing as aforesaid on or before the Conversion Date, or should said