

ARTICLE II

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THE GUARANTY

SECTION 2.1. The Guarantor hereby unconditionally guarantees to the Bank and any other holder(s) at any time and from time to time of the Note (a) the full and prompt payment of the principal of the Note when and as the same shall become due, whether at the stated maturity or at any accelerated maturity thereof, (b) the full and prompt payment of any interest on the Note when and as the same shall have become due in accordance with the provisions thereof, and (c) any and all amounts becoming due to the holder of the Note by reason of the provisions of Section 8.8 of the Lease, and (d) completion of the Project, and agrees to pay all expenses and charges (including court costs and attorneys' fees) paid and incurred by the Bank in realizing upon any of the payments hereby guaranteed or in enforcing this Agreement. All payments of the Guarantor shall be paid in immediately available funds at the office of the Bank, in the City of Pittsburgh, Pennsylvania. Each and every default in payment of the principal of or interest on the Note shall give rise to a separate cause of action hereunder, and separate suits may be brought hereunder as each cause of action arises.

SECTION 2.2. The obligations of the Guarantor under this Guaranty Agreement shall be absolute and unconditional and shall remain in full force and effect until the entire principal of and interest on the Note shall have been paid or provided for in accordance therewith and until all sums

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