

by written agreement dated December 13, 1956, recorded in Deed Book 567, page 169, reference to said agreements being hereby craved. It is understood and agreed by the Parties hereto that insofar as Parcel No. III is concerned, this mortgage shall extend to such leasehold estate as is held by the mortgagor, North Street Development Company, Inc., its successors and assigns, pursuant to the written agreements above referred to and to the buildings and improvements thereon. Should the mortgagor, North Street Development Company, Inc., be in default in the payment of the rent on the lease aforesaid and such default be not cured pursuant to the terms of said lease, then such default shall be deemed a default of the within obligation and at the election of the holder of this mortgage, and the note which it secures, the entire balance of the within obligation may be declared immediately due and payable.

And the said mortgagors agree to insure the buildings on said land for not less than One Hundred Fifty Thousand (\$150,000.00) Dollars in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire, with extended coverage, during the continuation of this mortgage, and make loss under the policy or policies of insurance payable to the mortgagee, and that in the event they shall at any time fail to do so, then the said mortgagee may cause the same to be insured as above provided and be reimbursed for the premium and expense of such insurance under this mortgage. Upon failure of the mortgagors to pay any insurance premium or any taxes or other public assessment, or any part thereof, the mortgagee may, at its option, declare the full amount of this mortgage due and payable.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if the said mortgagors do and shall well and truly pay, or cause to be paid unto the said mortgagee the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said note, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.

AND IT IS AGREED by and between the said parties that they, the