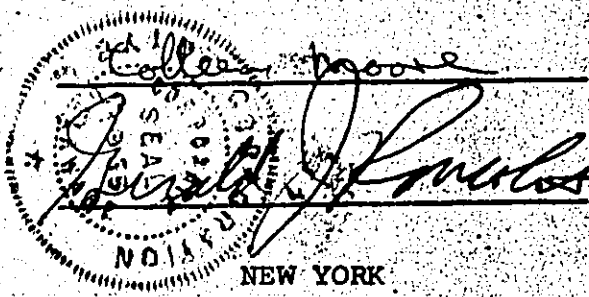


rents, taxes, hazard insurance premium and special assessments, if any, due on the mortgaged premises. If the amount so paid is not sufficient to pay such ground rents, taxes, hazard insurance premium and assessments, then Mortgagor will deposit immediately with the Mortgagee an amount sufficient to pay such ground rents, taxes, hazard insurance premium and assessments. If there is a default under any of the provisions of this mortgage resulting in a sale of the mortgaged premises or foreclosure, or if the Mortgagee acquires the mortgaged premises otherwise after default, the Mortgagee shall apply, at the time of commencement of such proceedings or at the time the property is otherwise acquired, the balance then remaining of the funds accumulated under this provision as a credit against the amount then remaining unpaid under the note. No interest shall accrue or be allowed on any payments made under the provisions of this paragraph.

IN WITNESS WHEREOF, this mortgage has been duly executed by the Mortgagor the day and year first above written.

In the Presence of:

BALDT CORPORATION



BY: James H. Holver Executive Vice President
 BY: Ernest H. Lorck Secretary

NEW YORK
 STATE OF ~~NEW YORK~~ I
 COUNTY OF NEW YORK I

PERSONALLY appeared before me Gerald J. Roncolato and made oath that he saw the within-named James H. Holver as Executive Vice President and Ernest H. Lorck as Secretary of Baldt Corporation, a corporation, sign, seal and as the act and deed of said corporation deliver the within-written mortgage, and that he with Colleen Moore witnessed the execution thereof.

SWORN to before me, this 22 day of March, 1971.

Raymond J. Catapano
 Notary Public in and for the State of
 NEW YORK

My Commission expires March 30, 1972

RAYMOND J. CATAPANO
 NOTARY PUBLIC, State of New York
 No. 35-565114
 Qualified in Nassau County
 Cert. Filed with New York Co. Clk.
 Commission Expires March 30, 1972

Recorded March 30, 1971 at 11:28 A. M., #22596.