

Greentree Associates is the owner of premises referred to as Parcel A, and First Hartford Realty Corporation is the owner of premises referred to as Parcels B and C, each of said parcels being described in Schedule A hereto. Greentree Associates and First Hartford Realty Corporation have executed this Mortgage jointly and severally, and they shall be referred to collectively as the Mortgagor. Greentree Associates (the Borrower) proposes to erect substantial improvements on said premises and, in order to finance the construction thereof, will borrow the Mortgage Amount from the Mortgagee pursuant to a building loan agreement between them dated the date hereof and has executed and delivered to the Mortgagee its note, in the amount of \$3,000,000, hereinafter referred to as the "note," dated the date hereof*, obligating it to pay the Mortgage Amount, or so much thereof as may be advanced in accordance with the terms of said building loan agreement. The said building loan agreement and the said note, together with any modifications or amendments thereof, are hereinafter referred to as the Building Loan Agreement and the Note.

CERTAIN DEFINITIONS

The Mortgagor and the Mortgagee agree that, unless the context otherwise specifies or requires the following terms shall have the meanings herein specified, such definitions to be applicable equally to the singular and the plural forms of such terms.

"Chattels" means all fixtures, fittings, appliances, apparatus, equipment, machinery and articles of personal property and replacements thereof, other than those owned by lessees, now or at any time hereafter affixed to, attached to, placed upon, or used in any way in connection with the complete and comfortable use, enjoyment, occupancy or operation of the Improvements on the Premises.

"Construction Period" means the period from the date hereof to the Completion Date as that term is defined in the Building Loan Agreement.

"Events of Default" means the events and circumstances described as such in Section 2.01 hereof.

"Guarantor" means the party or parties identified as such in the Building Loan Agreement.

"Improvements" means all structures or buildings, and replacements thereof, to be erected or now or hereafter located upon the Premises by the Mortgagor, including all plant equipment, apparatus,

*which matures on December 1, 1975