

41. It is further covenanted and agreed by the parties hereto that this Mortgage also secures the payment of and includes all future, or further advances as shall be made by the Mortgagee herein or its successors or assigns, to and for the benefit of the Mortgagee, its heirs, personal representatives, or assigns, within ten years from the date hereof or the maximum period of time permitted by the laws of the state in which the Mortgaged Property is located, whichever is the lesser, to the same extent as if such future advances were made on the date of the execution of this Mortgage. The total amount of indebtedness that may be secured by this Mortgage may decrease or increase from time to time, but the total unpaid balance so secured at any one time shall not exceed the maximum principal sum permitted by the laws of the state in which the Mortgaged Property is located or \$ 1,850,000.00 (whichever is the lesser if a specific amount is specified), together with interest thereon and any and all disbursements made by the Mortgagee for the payment of taxes, levies, or insurance on the property covered by the lien of this Mortgage with interest on such disbursements at the rate specified in the Note referred to in this Mortgage, and for reasonable attorney's fees and court costs incurred in the collection of any or all of such sums of money. Such further or future advances shall be wholly optional with the Mortgagee, and the same shall bear interest at the same rate as specified in the Note referred to herein, unless said interest rate shall be modified by subsequent agreement.

42. This Mortgage is made pursuant to a construction and/or development Loan Agreement (herein called "Loan Agreement") between Mortgagee and Mortgagee or its assigns, a fully executed copy of which is maintained at the office of the Mortgagee or its assigns, and this Mortgage is subject to all of the provisions of such Loan Agreement, all of which are incorporated herein by reference as though set forth herein. Mortgagee will permit no default in said Loan Agreement; any default by Mortgagee under said Loan Agreement shall be considered an Event of Default under this Mortgage. Mortgagee covenants and agrees to complete the construction and/or development of the Improvements upon the Mortgaged Property according to plans and specifications heretofore approved by the Mortgagee with due diligence, and fully pay for same.

43. Other provisions:

SEE RIDER ATTACHED HERETO AND SPECIFICALLY MADE A PART HEREOF FOR OTHER PROVISIONS.

IN WITNESS WHEREOF, the Mortgagee has executed these presents under seal the day and year first above written

Signed, sealed and delivered in the presence of:

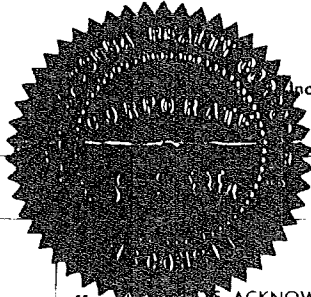
Mortgagee: (If Corporation)

WALTER KASSUBA REALTY CORPORATION, a Wisc. corporation

Sharon H. Thorge
Sharon H. Thorge

By *Dean [Signature]* (SEAL)
President

Attest: _____ Secretary



(Impress Corporate Seal)

(Impress Seal of Individuals)

(SEAL)

(SEAL)

STATE OF _____

COUNTY OF _____

SS CORPORATE ACKNOWLEDGMENT

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, _____ and _____ respectively as _____ President and _____ Secretary of WALTER KASSUBA REALTY CORPORATION a corporation, to me well known to be the persons described in and who executed the foregoing instrument and they duly acknowledged before me that acting under due corporate authority they executed the same and impressed the corporate seal for the purposes therein expressed as the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at said County and State, this _____ day of _____, 19 72 .

My Commission expires _____

Notary Public, State Aforesaid
Impress Notarial Seal

STATE OF _____

COUNTY OF _____

SS INDIVIDUAL ACKNOWLEDGMENT

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, _____ and _____ to me known to be the person(s) described in and who executed the foregoing instrument and _____ acknowledged before me that _____ executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at said County and State, this _____ day of _____, 19 _____

My Commission expires _____

Notary Public, State Aforesaid
Impress Notarial Seal