

ARTICLE VI

Special Mortgage of Property in Louisiana

Section 6.01 Construction in respect of Louisiana Property. In so far as the portions of the Properties situated in the State of Louisiana are concerned, the general language of conveyance to the Trustee in this instrument is intended and shall be construed as words of hypothecation and not of conveyance, and this instrument shall be considered as an Act of Mortgage, Chattel Mortgage and Pledge under the laws of the State of Louisiana by the Company in favor of the Beneficiary and any future holder or holders of the Notes (herein called "Special Mortgage").

Section 6.02 Special Mortgage. In order to secure full and punctual payment of the Notes at maturity, or when otherwise due hereunder, or as the same may be extended, and any and all other indebtedness secured by this instrument, the Company does, by these presents, mortgage, pledge and specially hypothecate in favor of the Beneficiary, and to insure to the use and benefit of all future holders of the Notes, such portions of the Properties of the Company as are situated in the State of Louisiana. Further, this Special Mortgage shall secure any future advances made to the Company by any future holder or holders of the Notes secured hereby.

Section 6.03 Remedies. The Company hereby confesses judgment in favor of the Beneficiary and any future holder or holders of the Notes up to the full amount of principal thereof and interest thereon, together with all costs, charges, expenses, taxes, assessments, fees and other amounts payable by such Company in accordance with the terms hereof, and does by these presents consent and agree and stipulate that, upon the occurrence of an Event of Default, the holder of the Notes may at the option of such holder, without making demand and without notice or putting in default, the same being hereby expressly waived, cause all and singular the property of the Company herein mortgaged to be seized and sold by executory process issued by any competent court, or to proceed with the enforcement of this Special Mortgage in any manner prescribed by law, the Company hereby waiving the benefit of any laws or parts of laws relating to the appraisal of the property seized and sold under executory process or other legal process, and