

ADDENDUM
MORTGAGE FROM LADNER & COMPANY, INC.
TO THE CITIZENS AND SOUTHERN NATIONAL BANK

1. In addition to the other events of default set forth in the within mortgage, and without limiting the generality or enforceability thereof, each of the following events shall constitute an event of default under the mortgage:

(i) should Mortgagor fail to pay the Secured Indebtedness or any part thereof, when and as the same shall become due and payable;

(ii) should any warranty or representation of Mortgagor herein contained, or contained in any instrument, transfer certificate, statement, conveyance, assignment or loan agreement given with respect to the Secured Indebtedness, prove untrue or misleading in any material aspect;

(iii) should the Premises be subject to actual or threatened waste, or any part thereof be removed, demolished or materially altered so that the value of the Premises be diminished except as provided for in Article 7 herein;

(iv) should any federal tax lien or claim of lien for labor or material be filed of record against Mortgagor or the Premises and not be removed by payment or bond within 30 days from date of recording;

(v) should any claim of priority to this mortgage by title, lien or otherwise be asserted in any legal or equitable proceeding;

(vi) should Mortgagor make any assignment for the benefit of creditors, or should a receiver, liquidator, or trustee of Mortgagor or of any of Mortgagor's property be appointed, or should any petition for the bankruptcy, reorganization or arrangement of Mortgagor, pursuant to the Federal Bankruptcy Act or any similar statute, be filed, or should Mortgagor be adjudicated a bankrupt or insolvent, or should Mortgagor in any proceeding admit his insolvency or inability to pay his debts as they fall due, or should Mortgagor, if a corporation, be liquidated or dissolved or its articles of incorporation expire or be revoked, or, if a partnership or business association, be dissolved or partitioned or, if a trust, be terminated or expire;

(vii) should Mortgagor fail to keep, observe, perform, carry out and execute in every particular the covenants, agreements, obligations and conditions set out in this Mortgage, or in the Note, or in any of the following instruments given with respect to the Secured Indebtedness; loan commitment of Mortgagor, loan agreement between Mortgagor and Mortgagee, or assignment of leases by Mortgagor; or

(viii) should any event occur under any instrument, mortgage, or agreement, given or made by Mortgagor to or with any third party, which would authorize the acceleration of any debt to any such third party the acceleration of which would materially affect Mortgagor's ability to pay when due any amounts owed to Mortgagee.

(ix) should Mortgagor violate any provision of the Lease as defined in that certain Assignment of Lessor's Interest in Lease by Mortgagor in favor of Mortgagee of even date with respect to the Premises;

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