

Mortgagor with respect to the premises or any portion thereof by any reason whatsoever, including, without limitation, fee title and the reversion and reversions and the remainder and remainders of same;

TO HAVE AND TO HOLD the same, and all the estate, right, title, interest, homestead, dower, separate estate, property, possession, claim and demand whatsoever in law and in equity of Mortgagor in and to the same unto Agent forever.

AND Mortgagor does hereby covenant with Agent that it is indefeasibly seized of the leasehold interest in the premises and is indefeasibly seized of the Building Equipment in fee simple and has full power and lawful right to convey the same as aforesaid and that it shall be lawful for Agent at all times hereafter, subject to the terms and provisions hereof, peaceably and quietly to enter upon, hold, occupy and enjoy said premises and every part thereof; that it will make such other and further assurances to perfect the interest of Agent in said premises and Building Equipment as may hereafter reasonably be required; and, subject to the matters set out in Exhibit B hereto, does hereby fully warrant the title to said premises and Building Equipment and every part thereof and will defend the same against the claims of all persons whomsoever.

PROVIDED ALWAYS, and these premises are upon the express condition that, this mortgage is made to secure the following:

(i) the prompt payment of all indebtedness now existing and hereafter arising under or out of a certain credit loan agreement dated as of August 18, 1982 made between Mortgagees, as lenders, and Mortgagor as borrower, and under said credit agreement as it may be modified or amended from time to time (said credit agreement as now existing and as it may be modified or amended from time to time, herein called the "Loan Agreement") in accordance with the terms, covenants and conditions of said Loan Agreement and any instrument or document evidencing said indebtedness, including, without limitation, indebtedness, evidenced by the promissory notes dated August 20, 1982 (hereinafter collectively referred to as the "Note") made by Mortgagor pursuant to the Loan Agreement to Mortgagees