

EXTENSION OF SAID NOTE, OR ANY PART THEREOF.

(2) TO SECURE THE REPAYMENT TO THE "BANK" OF ANY LOANS OR ADVANCES THAT MAY BE MADE BY THE "BANK" TO THE "COMPANY" AFTER THE DATE HEREOF, NOT EXCEEDING HOWEVER, THE PRINCIPAL AMOUNT OF FIFTY THOUSAND DOLLARS (\$50,000.00). SAID ADVANCES SHALL BE SECURED, WHETHER SAID ADVANCES ARE MADE IN WHOLE OR IN PART TO THE EXTENT THEREOF, WHETHER EVIDENCED BY NOTES OR OTHERWISE, AND WHETHER REPRESENTED BY ORIGINAL NOTES OR BY RENEWALS, AND SHALL INCLUDE INTEREST IN ADDITION TO THE FIFTY THOUSAND DOLLARS (\$50,000.00), PRINCIPAL AMOUNT, AT THE RATE OF EIGHT PER CENT (8%) PER ANNUM.

(3) TO SECURE THE REPAYMENT TO THE "BANK" OF ANY PAYMENTS WHICH IT MAY TAKE TO PROTECT ITS SECURITIES HEREUNDER, INCLUDING TAXES, LIENS, INSURANCE, REPAIRS, AND SIMILAR CHARGES FOR THE PROTECTION AND PRESERVATION OF THE PROPERTIES, AND OF THE "BANK'S" FIRST MORTGAGE.

(4) TO SECURE THE FULL PERFORMANCE BY THE "COMPANY" OF ALL TERMS, COVENANTS AND CONDITIONS UNDERTAKEN BY IT HEREUNDER.

THE "COMPANY" COVENANTS AND AGREES THAT IT HOLDS TITLE TO THE ABOVE DESCRIBED PROPERTIES, FREE AND CLEAR OF ALL LIENS OR INCUMBRANCES PRIOR TO THE LIEN OF THIS MORTGAGE; THAT IT WILL PAY ALL TAXES, ASSESSMENTS, OR OTHER CHARGES LEVIED OR ASSESSED AGAINST SAID PREMISES DURING THE LIFE OF THIS MORTGAGE PROMPTLY AS THE SAME SHALL BECOME DUE AND PAYABLE; THAT IT WILL KEEP ALL IMPROVEMENTS LOCATED ON THE ABOVE PREMISES INSURED IN RELIABLE INSURANCE COMPANIES APPROVED BY THE "BANK", IN SUCH AMOUNT AS IT IS ABLE IN SOUND BUSINESS JUDGMENT TO PLACE THEREON, AT RATES NOT PROHIBITIVE, AND THAT IT WILL PAY ALL PREMIUMS NECESSARY TO KEEP THE POLICIES THEREOF IN FORCE. ALL POLICIES SHALL CONTAIN A CLAUSE MAKING THE LOSS PAYABLE TO THE "BANK" TO AN AMOUNT NOT EXCEEDING THE INDEBTEDNESS TO IT BY THE "COMPANY"; THAT IT WILL KEEP THE IMPROVEMENTS LOCATED ON THE ABOVE PROPERTIES AND THE EQUIPMENT USED IN CONNECTION THEREWITH IN GOOD ORDER AND REPAIR AND MAINTAIN SUFFICIENT WATCHMEN AND CARE-TAKERS TO PROTECT THE PROPERTIES AGAINST THEFT OR OTHER LOSS.

IN THE EVENT THAT THE "COMPANY" FAILS TO PAY TAXES OR OTHER CHARGES, AS PREVIOUSLY PROVIDED, OR IN THE EVENT THAT THE "COMPANY" FAILS TO MAINTAIN THE PROPERTIES OR PERFORM OTHER ACTS, AS HEREINABOVE REQUIRED, THE "BANK" MAY MAKE SUCH PAYMENTS OR PERFORM SUCH ACTS, AND ANY PAYMENTS SO MADE AND ANY EXPENSES OR COSTS INCURRED BY THE "BANK" FOR THE PURPOSES ABOVE PROVIDED, OR FOR THE PROTECTION OF ITS SECURITY, SHALL BE ADDED TO AND BECOME PART OF THE OBLIGATIONS SECURED HEREBY, AND TO BE REPAYED BY THE "COMPANY", TOGETHER WITH INTEREST THEREON AT EIGHT PER CENT (8%) PER ANNUM FROM THE DATES ON WHICH ANY SUCH PAYMENTS MAY BE MADE.

IN THE EVENT THAT THE "COMPANY" FAILS TO PAY ANY INSTALLMENT OF PRINCIPAL OR INTEREST DUE THE "BANK" PROMPTLY WHEN THE SAME SHALL BECOME DUE AND PAYABLE, OR, IN THE EVENT THAT THE "COMPANY" FAILS TO CARRY OUT ANY OTHER TERM, COVENANT OR CONDITION TO BE PERFORMED BY IT HEREUNDER, OR, IN THE EVENT THAT THE "COMPANY" IS ADJUDGED INSOLVENT OR BANKRUPT, OR A RECEIVER IS APPOINTED, OR ANY OF THE PROPERTIES COVERED HEREBY ARE ATTACHED, OR DESTROYED BY FIRE, OR OTHERWISE, THE "BANK" MAY IMMEDIATELY DECLARE ALL OBLIGATIONS TO IT BY THE "COMPANY" DUE AND COLLECTIBLE, REGARDLESS OF THEIR SEVERAL MATURITY DATES, AND ALL SUCH OBLIGATIONS SHALL THEREUPON BECOME IMMEDIATELY DUE AND PAYABLE IN FULL, AND THE "BANK" SHALL BE ENTITLED TO PROCEED TO FORECLOSE THIS MORTGAGE AS BY LAW PRESCRIBED.

IN THE EVENT THAT THE "BANK" INSTITUTES SUIT OR ACTION TO ENFORCE COLLECTION OF ANY OBLIGATION DUE IT FROM THE "COMPANY", OR TO FORECLOSE ALL OR ANY PART OF