

(iii) Unless specified to the contrary, all payments to be made in accordance with the terms of this Wraparound Mortgage shall be applied first to current interest, then to accrued but unpaid interest, and subsequently to unpaid principal.

(iv) Mortgagor shall have the option of making payment of the aforementioned sum of \$2,000,000 directly to the holder of the Purchase Money Mortgage, and in such event mortgagor shall receive credit against the unpaid principal amount under this Wraparound Mortgage to the extent that such payments are made.

(b) In addition to the foregoing payments required to be made under (a), the maker hereof shall be required to make a \$10,000 annual interest payment, payable monthly in advance, during each of the years 1982 through 1997, inclusive.

(c) Commencing January 1, 1984, payments of additional interest under this Wraparound Mortgage beyond the minimum payments referred to in (a) and (b) above, shall be subordinated to the payment to Mortgagor's partners of an annual, non-cumulative 6% cash-on-cash return. All payments made by mortgagor which exceed the interest due for the then-current period will be applied against prior years' accrued interest, if any, and any balance remaining to reduction of principal. If insufficient funds are available in any year to pay all then-current interest due, the unpaid balance may be accrued and added to the principal balance of this Wraparound Mortgage, but will not itself accrue further interest.

(d) The payments set forth in (a) and (b) above shall be prorated for the years 1982 and 1997, in accordance with the date of this Wraparound Mortgage and the maturity date hereof, respectively.

(e) Any additional interest due and payable hereunder, but which is not timely paid, shall be paid no later than the maturity date of this Wraparound Mortgage, which is the 23rd day of December, 1997.

(f) Mortgagor shall make minimum payments of the sums set forth in (a) and (b) above. If the mortgagor shall default in making the payments set forth in (a) and (b) above, and such default shall not have been cured within ten (10) days after receipt of written notice from mortgagee, mortgagee may, at its option, declare the entire unpaid principal and accrued interest hereunder to be immediately due and payable.

(g) For the period from the date hereof until December 31, 1986 any interest accrued shall be added to the principal mortgage balance and shall bear interest at 18% per