

use in the operation of the building standing on said premises (except apparatus, fixtures or articles of personal property belonging to lessees or other occupants of said building or to persons other than the Mortgagor unless the same be abandoned by any such sublessee or other occupant or person), together with any and all replacements thereof and additions thereto.

"Business Day" means a day on which banks are open for business in Boston, Massachusetts.

"Event of Mortgage Default" see §3.1.

"holder", as used herein, shall mean, as appropriate, the Mortgagee, Trustee or Grantee named at the beginning of this instrument, and any subsequent holder or holders of this Mortgage, the trustee under a deed of trust, and any state or county official engaged in any part of the enforcement of the lien of this Mortgage, and shall also mean, as appropriate, the Beneficiary named at the beginning of this instrument and any subsequent owner or owners of the Beneficiary's interest in the Property and under this instrument. Such Beneficiary (if any) may remove the Trustee at any time or from time to time and select a successor trustee. In the event of the death, removal, resignation, refusal to act or inability to act of such Trustee, or in its sole discretion for any reason whatsoever, such Beneficiary may, without notice and without specifying any reason therefor and without applying to any court, select and appoint a successor trustee, and all the powers, rights, duties and authority of such Trustee, as aforesaid, shall thereupon become vested in such successor.

"Loan Agreement" means the Loan Agreement dated as of June 27, 1984 among EDGCOMB ACQUISITION CORPORATION and THE FIRST NATIONAL BANK OF BOSTON, as Agent and BANKERS TRUST COMPANY, THE FIRST NATIONAL BANK OF BOSTON, FIRST CHICAGO CREDIT CORP., MERCANTILE NATIONAL BANK AT DALLAS, and WELLS FARGO BUSINESS CREDIT.

"Mortgage", as used herein, shall include a deed of trust or security deed, as applicable.