

thereon; provided that such mortgage indebtedness, at any one time, does not exceed the sum of Two Hundred Thousand (\$200,000.00) Dollars and has a final maturity date not later than December 31, 1978; and provided, further, that such mortgage or deed of trust shall provide that the mortgagee or trustee therein shall give written notice of any default thereunder to R. M. Caine and shall permit the said R. M. Caine to remedy such default within the time allowed to the mortgagor for the correction of defaults.

In furtherance of the provisions of this paragraph 3, R. M. Caine agrees to consent to any such mortgage or deed of trust if such consent shall be required by the mortgagee or trustee.

(4) If Southern shall default in any of the terms and conditions of the aforementioned Agreement of Lease or in any mortgage or deed of trust to which this obligation and the lien thereof shall be subordinate and such default shall not be corrected by Southern within the time allowed by said Agreement of Lease or said mortgage or deed of trust, R. M. Caine shall have the right, at his option, to correct such default and to charge the cost thereof against Southern and collect the same, with interest, as a part of the next maturing installment hereunder.

(5) If Southern shall default in the payment of any sum hereby required to be paid and said sum is not paid within thirty (30) days after its due date, or if there shall be any default under the terms of the aforementioned

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