

**This Instrument Prepared By &  
When Recorded, Return To:**

Deborah J. Ginsberg, Esq.  
Sidley Austin Brown & Wood  
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Phone (212) 839-6753  
**Record in:** County of Shelby, State of Alabama

NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED HEREIN, THE MAXIMUM  
PRINCIPAL INDEBTEDNESS SECURED UNDER ANY CONTINGENCY BY THIS INSTRUMENT SHALL  
IN NO EVENT EXCEED \$ 503,639

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**MORTGAGE, ASSIGNMENT OF LEASES AND RENTS,  
SECURITY AGREEMENT AND FINANCING STATEMENT**

by

**PINNACLE TOWERS ACQUISITION LLC**  
(Debtor or Grantor)

to and for the benefit of

**LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF  
THE GLOBAL SIGNAL TRUST II COMMERCIAL MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2004-2**  
(Secured Party)

Dated: As of April 27, 2005

Property Location: See Exhibit A

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MORTGAGE, ASSIGNMENT OF RENTS AND  
LEASES, SECURITY AGREEMENT AND FIXTURE FILING

THIS MORTGAGE, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING COVERS GOODS THAT ARE OR ARE TO BECOME FIXTURES AND CONSTITUTES A FIXTURE FILING FINANCING STATEMENT PURSUANT TO ALA. CODE ' 7-9A-502 (1975), AND SHOULD BE INDEXED IN THE INDEX OF FINANCING STATEMENTS UNDER THE NAMES OF GRANTOR, AS DEBTOR, AND SECURED PARTY, AS SECURED PARTY.

STATE OF ALABAMA                   §  
  §  
COUNTY OF SHELBY               §

THIS MORTGAGE, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING (as amended, restated, or otherwise modified from time to time, this "Mortgage") dated as of April 29, 2005, is executed and delivered by PINNACLE TOWERS ACQUISITION LLC, a Delaware limited liability company ("Debtor" or "Grantor") to LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE GLOBAL SIGNAL TRUST II COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-2 ("Secured Party") for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged by Grantor.

ARTICLE I

Certain Definitions; Granting Clauses; Secured Indebtedness

Section 1.1 Certain Definitions and Reference Terms. Unless otherwise defined herein, terms used herein shall have the meanings ascribed to them in the Loan Agreement (hereinafter defined). In addition to other terms defined herein, each of the following terms shall have the meaning assigned to it:

(a) "Grantor or Debtor": Pinnacle Towers Acquisition LLC, a Delaware limited liability company, whose address is 301 North Cattlemen Road, Sarasota, Florida 34232-6312.

(b) "Secured Party": LaSalle Bank National Association, as Trustee for the Holders of the Global Signal Trust II Commercial Mortgage Pass-Through Certificates, Series 2004-2, whose address is 135 S. LaSalle Street, Suite 1625, Chicago, Illinois 60603.

(c) "Loan Agreement": The Amended and Restated Loan Agreement dated as of the date hereof, between Debtor and the other parties set forth on Schedule 1 (collectively the "Borrowers") as borrower, and Secured Party, as lender, pursuant to which the Note and this Mortgage are executed, as such Loan Agreement may be amended, supplemented, renewed,

extended, restated or otherwise modified from time to time, is the "Loan Agreement" for all purposes of this Mortgage.

(d) "Ground Lease": The Ground Lease, if any, as described on Exhibit A.

Section 1.2 Mortgaged Property. Grantor, in order to secure the payment of the indebtedness hereinafter referred to and the performance of the obligations, covenants, agreements, warranties and undertakings of Borrowers and Grantor hereinafter described, does hereby IRREVOCABLY GRANT, BARGAIN, SELL, CONVEY, PLEDGE, WARRANT, ALIEN, REMISE, RELEASE, MORTGAGE, TRANSFER, ASSIGN, CONFIRM and SET OVER to the Secured Party its successors and assigns, all of Grantor's present and future estate, right, title and interest in and to the following described property, whether such property is now or hereafter in existence:

(a) all rights, power and privileges of Grantor in the real estate (the "Land") described in Exhibit A attached hereto and incorporated herein by reference, and (i) all buildings, structures, and other improvements now or hereafter situated or to be situated on the Land, including, without limitation, all Towers now owned or hereafter situated or to be situated on the Land (the "Improvements"); and (ii) all right, title and interest of Grantor in and to (1) all streets, roads, alleys, easements, rights-of-way, licenses, rights of ingress and egress, existing or proposed, abutting, adjacent, used in connection with or pertaining to the Land or the Improvements; (2) any strips or gores between the Land and abutting or adjacent properties; and (3) all additional lands, estates and development rights hereafter acquired by Grantor for use in connection with the Land and the development of the Land and all additional lands and estates therein which may, from time to time, by supplemental mortgage or otherwise be expressly made subject to the lien of this Mortgage (the Land, the Improvements and other rights, titles and interests referred to in this clause (a) sometimes collectively called the "Premises"); (b) all fixtures, accessions, equipment, systems, machinery, goods, building and construction materials, supplies, and articles of personal property, of every kind and character, now owned or hereafter acquired by Grantor, which are now or hereafter attached to or situated in, on or about the Land or the Improvements, or used in or necessary to the complete and proper planning, development, use, occupancy or operation thereof, including, but not limited to, engines, devices for the operation of pumps, pipes, plumbing, cleaning, call and sprinkler systems, fire extinguishing apparatuses and equipment, heating, ventilating, plumbing, laundry, incinerating, electrical, air conditioning and air cooling equipment and systems, gas and electric machinery, appurtenances and equipment, pollution control equipment, security systems, disposals, dishwashers, refrigerators and ranges, recreational equipment and facilities of all kinds, and water, gas, electrical, storm and sanitary sewer facilities, utility lines and equipment (whether owned individually or jointly with others, and, if owned jointly, to the extent of Grantor's interest therein) and all other utilities whether or not situated in easements, all water tanks, water supply, water power sites, fuel stations, fuel tanks, fuel supply, and all other structures or acquired (whether delivered to the Land or stored elsewhere) for use or installation in or on the Land or the Improvements, and all renewals and replacements of, substitutions for and additions to the foregoing (the properties referred to in this clause (b) sometimes collectively called the "Accessories", all of which are hereby declared to be permanent accessions to the Land); (c) (i) all Grantor's right, title and interest in and to plans and specifications for the Improvements, and



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any and all changes thereto; (ii) all Grantor's rights, but not liability for any breach by Grantor, under all commitments, insurance policies, architectural, engineering, construction, management, leasing, and other contracts related to the Premises or the Accessories or the design, construction, use or operation thereof; (iii) all deposits (including Grantor's rights in tenants' security deposits, deposits with respect to utility services to the Premises, and any deposits or reserves under any Loan Document for taxes, insurance or otherwise), money, accounts, instruments, documents, notes and chattel paper arising from or by virtue of any transactions related to the Premises or the Accessories (without derogation of Article 3 hereof); (iv) all permits, licenses, franchises, certificates, development rights, commitments and rights for utilities, and other rights and privileges obtained in connection with the Premises or the Accessories; (v) all leases, rents, royalties, bonuses, issues, profits, revenues and other benefits of the Premises and the Accessories (without derogation of Article 3 hereof); (vi) all refunds, rebates or credits in connection with reduction in real estate taxes and assessments charged against the Mortgaged Property as a result of tax certiorari or any applications or proceedings for reduction; (vii) upon the occurrence and continuance of a Default, the right, in the name and on behalf of Grantor, to appear in and defend any action or proceeding brought with respect to the Mortgaged Property and to commence any action or proceeding to protect the interests of Secured Party in the Mortgaged Property; (viii) all tradenames, trademarks, servicemarks, logos, copyrights, goodwill, books and records and all other general intangibles relating to or used in connection with the operation of the Mortgaged Property (as hereinafter defined); and (ix) all engineering, accounting, title, legal, and other technical or business data concerning the Mortgaged Property which are in the possession of Grantor or in which Grantor can otherwise grant a security interest; and (d) all (i) proceeds of or arising from the properties, rights, titles and interests referred to above in this Section 1.2, including but not limited to proceeds of any sale, lease or other disposition thereof, proceeds of each policy of insurance relating thereto (including premium refunds), proceeds of the taking thereof or of any rights appurtenant thereto, including change of grade of streets, curb cuts or other rights of access, by eminent domain or transfer in lieu thereof for public or quasi-public use under any Law, and proceeds arising out of any damage thereto; and (ii) other interests of every kind and character which Grantor now has or hereafter acquires in, to or for the benefit of the properties, rights, titles and interests referred to above in this Section 1.2 and all property used or useful in connection therewith, including but not limited to rights of ingress and egress and remainders, reversions and reversionary rights or interests; and (e) if the estate of Grantor in any of the property referred to above in this Section 1.2 is a leasehold estate, (i) all estate, right, title and interest of Grantor in, to, under, or derived from any and all lease agreements (the "Ground Lease") granting to Grantor a leasehold estate in and to all or a portion of the Land (the "Leasehold Land") and Improvements and/or Accessories located on or associated therewith; together with all amendments, supplements, consolidations, extensions, renewals, and other modifications of the Ground Lease now or hereafter entered into in accordance with the provisions thereof; together with all other, further, additional or greater estate, right, title, or interest of Grantor in, to, under, or derived from the Leasehold Land that might at any time be acquired by Grantor by the terms of the Ground Lease, by reason of the exercise of any option thereunder or otherwise, and (ii) this conveyance shall include, and the lien, security title and security interest created hereby shall encumber and extend to, all other or additional title, estates, interests rights which are now owned or may hereafter be acquired by Grantor in or to the property demised under the Ground Lease creating the leasehold estate.

TO HAVE AND TO HOLD the foregoing rights, interests and properties, and all rights, estates, powers and privileges appurtenant thereto (herein collectively called the "Mortgaged Property"), unto Secured Party, upon the terms, provisions and conditions herein set forth.

Section 1.3 Security Interest. In order to further secure the payment of the secured indebtedness hereinafter referred to, and the performance of the Obligations, covenants, agreements, warranties, and undertakings of Borrowers and Grantor hereinafter described, Grantor hereby grants to Secured Party a security interest in all of the Mortgaged Property which constitutes personal property or fixtures (herein sometimes collectively called the "Collateral"). In addition to its rights hereunder or otherwise, Secured Party shall have all of the rights of a secured party under the Alabama Uniform Commercial Code, or under the Uniform Commercial Code in force in any other state to the extent the same is applicable law. If a Default shall occur and be continuing, Secured Party, in addition to any other rights and remedies which it may have, shall have and may exercise immediately and without demand, any and all rights and remedies granted to a secured party upon default under the Alabama Uniform Commercial Code, or under the Uniform Commercial Code in force in any other state to the extent the same is applicable law, including, without limiting the generality of the foregoing, the right to take possession of the Collateral or any part thereof, and to take such other measures as Secured Party may deem necessary for the care, protection and preservation of the Collateral. Upon request or demand of Secured Party after the occurrence and during the continuance of a Default, Grantor shall, at its expense, assemble the Collateral and make it available to Secured Party at a convenient place (at the Land if tangible property) reasonably acceptable to Secured Party. Grantor shall pay to Secured Party on demand any and all expenses, including reasonable legal expenses and attorneys' fees, incurred or paid by Secured Party in protecting its interest in the Collateral and in enforcing its rights hereunder with respect to the Collateral after the occurrence and during the continuance of a Default. Any notice of sale, disposition or other intended action by Secured Party with respect to the Collateral sent to Grantor in accordance with the provisions hereof at least ten (10) business days prior to such action, shall, except as otherwise provided by applicable law, constitute reasonable notice to Grantor. The proceeds of any disposition of the Collateral, or any part thereof, may, except as otherwise required by applicable law, be applied by Secured Party to the payment of the Obligations in such priority and proportions as Secured Party in its sole discretion shall deem proper. The principal place of business of Grantor is as set forth on page one hereof and the address of Secured Party is as set forth on page one hereof.

Section 1.4 Notes, Loan Documents, Other Obligations. This Mortgage is made to partially secure and enforce the payment and performance of the following promissory notes, Obligations, indebtedness and liabilities, subject to the provisions of Section 6.25 hereof:

(a) Notes. The promissory note(s) executed by Borrowers and all other note(s) given in substitution therefor or in modification, renewal extension, increase, or consolidation thereof, in whole or in part, as set forth in the Loan Agreement (such note(s), as from time to time supplemented, amended, extended modified, increased or consolidated and all other note(s) given in substitution therefor, or in modification, renewal extension, increase or consolidation thereof, in whole or in part, being hereinafter called the "Notes");

(b) Loan Agreement. All indebtedness and other Obligations of Borrowers under the Loan Agreement;

(c) Loan Documents. All indebtedness and other obligations of Borrowers and Grantor, or either of them, including without limitation, the Obligations owed to Secured Party, now or hereafter incurred or arising pursuant to or permitted by the provisions of the Notes, the Loan Agreement, this Mortgage, the other Loan Documents (as defined in the Loan Agreement) or any other instrument now or hereafter evidencing, governing, guaranteeing or securing the "secured indebtedness", as hereinafter defined, or any part thereof or otherwise executed in connection with the loan evidenced or governed by the Notes, the Loan Agreement or other Loan Documents (the Notes, the Loan Agreement, the Loan Documents, this Mortgage and such other documents executed in connection herewith or therewith, as they or any of them may have been or may be from time to time supplemented, amended or modified, being herein sometimes collectively called the "Loan Documents"); and

(d) Other Obligations. All other loans and future advances made by Secured Party to Borrowers or Grantor and all other debts, obligations and liabilities of Borrowers or Grantor of every kind and character now or hereafter existing in favor of Secured Party, whether direct or indirect, primary or secondary, joint or several, fixed or contingent, secured or unsecured, and whether originally payable to Secured Party or to a third party and subsequently acquired by Secured Party, if the written evidence of such loans, debts, obligations and liabilities specifically provide that they are secured by this Mortgage, it being contemplated that Borrowers and Grantor may hereafter become indebted to Secured Party for such further debts, obligations and liabilities; provided, however, and notwithstanding the foregoing provisions of this paragraph (d), this Mortgage shall not secure any such other loan, advance, debt, obligation or liability with respect to which Secured Party is by applicable law prohibited from obtaining a lien on real estate.

Each amount due and owing by Grantor to Secured Party or any Lender pursuant to this Mortgage or any other Loan Document shall, except to the extent otherwise specified in the document evidencing the indebtedness, bear interest from the date of such expenditure or payment until paid, at the rate per annum provided in Section 2.2 of the Loan Agreement for interest on past due principal owed on the Notes; and all such amounts, together with such interest thereon, shall be a part of the secured indebtedness and shall be secured by this Mortgage. The amount and nature of any such expense and the time when paid shall be fully established by the certificate of Secured Party or any of Secured Party's officers or agents.

Section 1.5 Secured Indebtedness. The indebtedness referred to in Section 1.4, and all renewals, extensions and modifications thereof, and all substitutions therefor, in whole or in part, are hereinafter sometimes referred to as the "secured indebtedness" or the "indebtedness secured hereby."

## ARTICLE II

Intentionally Omitted.

## ARTICLE III

### Assignment of Leases and Rents

Section 3.1 Assignment. As additional security for the indebtedness secured hereby, Grantor hereby absolutely and unconditionally assigns to Secured Party all Rents (hereinafter defined) and all of Grantor's rights in and under all Leases (hereinafter defined); it being intended by Grantor that this assignment constitutes a present, absolute assignment and not an assignment for additional security only. Upon the occurrence and during the continuance of a Default hereunder, Secured Party shall have the right, power and privilege (but shall be under no duty) to demand possession of the Rents, which demand shall to the fullest extent permitted by applicable law be sufficient action by Secured Party to entitle Secured Party to immediate and direct payment of the Rents, for application as provided in this Mortgage, all without the necessity of any further action by Secured Party, including, without limitation, any action to obtain possession of the Land, Improvements or any other portion of the Mortgaged Property. Grantor hereby authorizes and directs the tenants under the Leases, upon the occurrence and during the continuance of a Default hereunder, to pay Rents to Secured Party upon written demand by Secured Party, without further consent of Grantor, without any obligation to determine whether a Default has in fact occurred and regardless of whether Secured Party has taken possession of any portion of the Mortgaged Property, and the tenants may rely upon any written statement delivered by Secured Party to the tenants. Any such payment to Secured Party shall constitute payment to Grantor under the Leases, and Grantor hereby appoints Secured Party as Grantor's lawful attorney-in-fact for giving, and Secured Party is hereby empowered to give, acquittance to any tenants for such payments to Secured Party upon the occurrence and during the continuation of a Default. The assignment contained in this Section shall become null and void upon the release of this Mortgage. As used herein (i) "Lease" means each existing or future Lease, license, sublease (to the extent of Grantor's rights thereunder) or other agreement under the terms of which any person has or acquires any right to occupy or use the Mortgaged Property, or any part thereof, or interest therein, and each existing or future guaranty of payment or performance thereunder, and all extensions, renewals, modifications and replacements of each such lease, sublease, agreement or guaranty; and (ii) "Rents" means all of the current and future rents, revenue, issues, income, profits and proceeds derived and to be derived from the Mortgaged Property or arising from the use or enjoyment of any portion thereof or from any Lease including but not limited to liquidated damages following default under any such Lease, security deposits paid in connection with any such Lease, all proceeds payable under any policy of insurance covering loss of rents resulting from untenability caused by damage to any part of the Mortgaged Property, all of Grantor's rights to recover monetary amounts from any tenant in bankruptcy including, without limitation, rights of recovery for use and occupancy and damage claims arising out of Lease defaults, including rejections, under any applicable Grantor relief law.

Section 3.2 No Liability of Secured Party. Secured Party's acceptance of this assignment shall not be deemed to constitute Secured Party a "mortgagee in possession," nor obligate Secured Party to appear in or defend any proceeding relating to any Lease or to the Mortgaged Property, or to take any action hereunder, expend any money, incur any expenses, or perform any obligation or liability under any Lease, or assume any obligation for any deposit

delivered to Grantor by any tenant and not as such delivered to and accepted by Secured Party. Secured Party shall not be liable for any injury or damage to person or property in or about the Mortgaged Property, or for Secured Party's failure to collect or to exercise diligence in collecting Rents, but shall be accountable only for Rents that it shall actually receive. Neither the assignment of Leases and Rents nor enforcement of Secured Party's right regarding Leases and Rents (including collection of Rents) nor possession of the Mortgaged Property by Secured Party nor Secured Party's consent to or approval of any Lease (nor all of the same), shall render Secured Party liable on any obligation under or with respect to any Lease or constitute affirmation of, or any subordination to, any Lease, occupancy, use or option. If Secured Party seeks or obtains any judicial relief regarding Rents or Leases, the same shall in no way prevent the concurrent or subsequent employment of any other appropriate rights or remedies nor shall same constitute an election of judicial relief for any foreclosure or any other purpose. Secured Party neither has nor assumes any obligations as lessor or landlord with respect to any Lease. The rights of Secured Party under this Article 3 shall be cumulative of all other rights of Secured Party under the Loan Documents or otherwise.

#### ARTICLE IV

##### Default

Section 4.1 Events of Default. The term "Default" means (i) the occurrence of an Event of Default under the Loan Agreement and (ii) the failure of Grantor to timely and properly observe, keep or perform any covenant, agreement or condition required in this Mortgage.

Section 4.2 Notice and Cure. If any provision of this Mortgage or any other Loan Document provides for Secured Party to give to Grantor any notice regarding a Default or incipient default, then if Secured Party shall fail to give such notice to Grantor as provided, the sole and exclusive remedy of Grantor for such failure shall be to seek appropriate equitable relief to enforce the agreement to give such notice and to have any acceleration of the maturity of the Note and the secured indebtedness postponed or revoked and foreclosure proceedings in connection therewith delayed or terminated pending or upon the curing of such default in the manner and during the period of time permitted by such agreement, if any, and Grantor shall have no right to damages or any other type of relief not herein specifically set out against Secured Party, all of which damages or other relief are hereby waived by Grantor.

#### ARTICLE V

##### Remedies

Section 5.1 Certain Remedies. If a Default shall occur and is continuing, then the entire secured indebtedness shall, at the option of Secured Party, immediately become due and payable, and Secured Party may exercise any one or more of the following remedies, without notice (unless notice is required by applicable statute), time being of the essence:

(a) Acceleration. Upon the occurrence of any Default, Secured Party at any time and from time to time may without notice to Debtor or any other person declare any or all of the Secured Indebtedness immediately due and payable and all such Secured Indebtedness shall thereupon be immediately due and payable, without presentment, demand, protest, notice of protest, notice of acceleration or of intention to accelerate or any other notice or declaration of any kind, all of which are hereby expressly waived by Debtor.

(b) Enforcement of Assignment of Rents. Prior or subsequent to taking possession of any portion of the Mortgaged Property or taking any action with respect to such possession, Secured Party may:

(i) Collect and/or sue for the Rents in Secured Party's own name, give receipts and releases therefor, and after deducting all expenses of collection, including attorneys' fees and expenses, apply the net proceeds thereof to any Secured Indebtedness as Secured Party may elect;

(ii) Apply the Rents so collected to the operation and management of the Mortgaged Property, including the payment of reasonable management, brokerage and attorney's fees and expenses, and/or to the Secured Indebtedness;

(iii) Require Debtor to transfer all records thereof to Secured Party together with original counterparts of the Leases; and

(iv) Take any other action contemplated in Article III above.

(c) Defeasance. If the Grantor and Borrowers shall pay all of the indebtedness and obligations secured hereby (including all future advances and other future indebtednesses, obligations and liabilities included therein), when due, according to the terms hereof and of the Note, and shall otherwise fully and promptly perform and comply with all of the obligations, agreements, terms and conditions of this Mortgage, and of the Note, the Loan Documents and the other loan instruments then the lien of this Mortgage shall be released, but otherwise shall remain in full force and effect.

(d) Power of Sale; Foreclosure. If, however, the Grantor and Borrowers shall fail to fully and promptly perform or comply with any of the obligations, agreements, terms and conditions of this Mortgage or of the Note, the Loan Documents or any of the other loan instruments, and fail to cure such default as provided in the applicable agreement, or shall fail to pay any sum necessary to satisfy and discharge taxes and assessments before they become delinquent, or to maintain insurance or repairs, or the necessary expense of protecting the Mortgaged Property and executing this trust, or in the event of any default as herein defined, then, at the option of the Secured Party, all sums the payment of which is secured hereby, shall immediately become due and payable, without notice, this Mortgage shall be subject to foreclosure and may be foreclosed as now provided by law in the case of past-due mortgages. Secured Party (or an agent of the Secured Party) is hereby authorized and empowered, at its option, whether or not possession of the Mortgaged Property is taken, to sell the Mortgaged Property (or such part or parts thereof as the Secured Party may from time to time elect to sell)

under the power of sale which is hereby given to the Secured Party, at public outcry, to the highest bidder for cash, at the front or main door of the courthouse of the county in which the land to be sold, or a substantial and material part thereof, is located, after first giving notice by publication once a week for three successive weeks of the time, place and terms of such sale, together with a description of the Mortgaged Property to be sold, by publication in some newspaper published in the county or counties in which the land to be sold is located. If there is land to be sold in more than one county, publication shall be made in all counties where the land to be sold is located, but if no newspaper is published in any such county, the notice shall be published in a newspaper published in an adjoining county for three successive weeks. The sale shall be held between the hours of 11:00 a.m. and 4:00 p.m. on the day designated for the exercise of the power of sale hereunder. The Secured Party may bid at any sale held under this Mortgage and may purchase the Mortgaged Property, or any part thereof, if the highest bidder therefor, and may apply all or any portion of the indebtedness hereby secured as a set-off against its bid. The purchaser at any such sale shall be under no obligation to see to the proper application of the purchase money. At any sale all or any part of the Mortgaged Property, real, personal or mixed, may be offered for sale in parcels or en masse for one total price, and the proceeds of any such sale en masse shall be accounted for in one account without distinction between the items included therein and without assigning to them any proportion of such proceeds, Grantor and Borrowers hereby waiving the application of any doctrine of marshalling or like proceeding. In case the Secured Party, in the exercise of the power of sale herein given, elects to sell the Mortgaged Property in parts or parcels, sales thereof may be held from time to time, and the power of sale granted herein shall not be fully exercised until all of the Mortgaged Property not previously sold shall have been sold or all the Obligations shall have been paid in full and this Mortgage shall have been terminated as provided herein. Upon such sale, the Secured Party is authorized to execute and deliver a deed or deeds or other instruments of conveyance or transfer of the Mortgaged Property, or any part thereof, to the purchaser in fee simple absolute, and to place the purchaser in quiet and peaceful possession thereof. In case of any sale under this Mortgage, the Grantor will at once surrender possession of the Mortgaged Property and will from that moment become and be a tenant at will of the purchaser, and be removable by process, such as forcible entry and detainer, and the Grantor will pay to the purchaser the reasonable rental value of the Mortgaged Property after such sale for any period that the Grantor fails to surrender possession.

(e) Uniform Commercial Code. Without limitation of Secured Party's rights of enforcement with respect to the Collateral or any part thereof in accordance with the procedures for foreclosure of real estate, Secured Party, as secured party, may exercise its rights of enforcement with respect to the Collateral or any part thereof against Grantor or Borrowers, as Grantors, under the Alabama Uniform Commercial Code as amended (or under the Uniform Commercial Code in force in any other state to the extent the same is applicable law) and in conjunction with, in addition to or in substitution for those rights and remedies:

(1) Secured Party may enter upon Grantor's premises to take possession of, assemble and collect the Collateral or to render it unusable.

(2) Secured Party may require Grantor to assemble the Collateral and make it available at a place Secured Party designates which is mutually convenient to allow Secured Party to take possession or dispose of the Collateral.

(3) To the extent permitted by law, the Grantor expressly waives any notice of sale or any other disposition of the Collateral and any rights or remedies of the Secured Party with respect to, and the formalities prescribed by law relative to, the sale or disposition of the Collateral or to the exercise of any other right or remedy of the Secured Party existing after default. To the extent such notice is required and cannot be waived, written notice mailed to Grantor as provided herein at least five (5) days prior to the date of public sale of the Collateral or prior to the date after which private sale of the Collateral will be made shall constitute reasonable notice.

(4) In the event of a foreclosure sale, the Collateral and the other Mortgaged Property may, at the option of Secured Party, be sold as a whole.

(5) It shall not be necessary that Secured Party take possession of the Collateral or any part thereof prior to the time that any sale pursuant to the provisions of this Section is conducted and it shall not be necessary that the Collateral or any part thereof be present at the location of such sale.

(6) Prior to application of proceeds of disposition of the Collateral to the Secured Indebtedness, such proceeds shall be applied to the reasonable expenses of retaking, holding, preparing for sale or lease, selling, leasing and the like and the reasonable attorneys' fees and legal expenses incurred by Secured Party.

(7) Any and all statements of fact or other recitals made in any bill of sale or assignment or other instrument evidencing any foreclosure sale hereunder as to nonpayment of the Secured Indebtedness or as to the occurrence of any default, or as to Secured Party having declared all of such indebtedness to be due and payable, or as to notice of time, place and terms of sale and of the properties to be sold having been duly given, or as to any other act or thing having been duly done by Secured Party, shall be taken as prima facie evidence of the truth of the facts so stated and recited.

(8) Secured Party may appoint or delegate any one or more persons as agent to perform any act or acts necessary or incident to any sale held by Secured Party, including the sending of notices and the conduct of the sale, but in the name and on behalf of Secured Party.

(f) Lawsuits. Secured Party may proceed by a suit or suits in equity or at law, whether for the specific performance of any covenant or agreement herein contained or in aid of the execution of any power herein granted, or for any foreclosure hereunder or for the sale of the

Mortgaged Property under the judgment or decree of any court or courts of competent jurisdiction.

(g) Entry on Mortgaged Property. Secured Party is authorized, subsequent to, and during the continuance of a Default, and, prior or subsequent to the institution of any foreclosure proceedings, to enter upon the Mortgaged Property, or any part thereof, and to take possession of the Mortgaged Property and all books and records relating thereto, and to exercise without interference from Debtor any and all rights which Debtor has with respect to the management, possession, operation, protection or preservation of the Mortgaged Property. All reasonable costs, expenses and liabilities of every character incurred by Secured Party in managing, operating, maintaining, protecting or preserving the Mortgaged Property shall constitute a demand obligation of Debtor (which obligation Debtor hereby expressly promises to pay) to Secured Party pursuant to this Mortgage. If necessary to obtain the possession provided for above, Secured Party may invoke any and all remedies to dispossess Debtor. In connection with any action taken by Secured Party pursuant to this Section, Secured Party shall not be liable for any loss sustained by Debtor resulting from any act or omission of Secured Party in managing the Mortgaged Property unless such loss is caused by the willful misconduct and bad faith of Secured Party, nor shall Secured Party be obligated to perform or discharge any obligation, duty or liability of Debtor arising under any agreement forming a part of the Mortgaged Property or arising under any Permitted Encumbrance or otherwise arising.

(h) Receiver. In addition to all other remedies herein provided for, and subsequent to, and during the continuance of, a Default, Secured Party shall as a matter of right be entitled to the appointment of a receiver or receivers for all or any part of the Mortgaged Property, whether such receivership be incident to a proposed sale (or sales) of such property or otherwise, and without regard to the value of the Mortgaged Property or the solvency of any person or persons liable for the payment of the Indebtedness Secured hereby. Debtor does hereby irrevocably consent to the appointment of such receiver or receivers, waives any and all right to any hearing or notice of hearing prior to the appointment of such receiver, waives any and all defenses to such appointment, agrees not to oppose any application therefor by Secured Party, and agrees that such appointment shall in no manner impair, prejudice or otherwise affect the rights of Secured Party to application of Rents as provided in Article III hereof. Any such receiver shall have all the usual powers and duties of receivers in similar cases, upon such terms as may be approved by the court, including, without limitation, the power to (i) take possession of the Mortgaged Property, (ii) exclude Debtor and Debtor's agents, servants and employees from the Mortgaged Property, (iii) collect the Rents, (iv) complete any construction which may be in progress, (v) maintain the Mortgaged Property and make such repairs and alterations as the receiver deems necessary, (vi) use all stores of materials, supplies, and maintenance equipment on the Mortgaged Property, (vii) pay all taxes and assessments against the Mortgaged Property and all premiums for insurance thereon, (viii) pay all utility and other operating expenses, and all sums due under any prior or subsequent encumbrance, (ix) generally operate the Mortgaged Property including leasing the Mortgaged Property to new tenants or amend or modify current tenant leases and (x) generally do anything which Debtor could legally do if Debtor were in possession of the Mortgaged Property. The receiver shall apply the Rents in accordance with the provisions of Section 5.1(b) hereof. Nothing herein is to be construed to deprive Secured Party of any other right, remedy or privilege it may have under the law to have a receiver appointed.

All expenses incurred by the receiver or his agents shall be a demand obligation of Debtor (which Debtor hereby promises to pay) to Secured Party pursuant to this Mortgage. Any revenues collected by the receiver shall be applied first to the expenses of the receivership, including reasonable attorneys' fees incurred until repaid, and the balance shall be applied toward the Secured Indebtedness or in such other manner as the court may direct. Unless sooner terminated with the express consent of Secured Party, any such receivership will continue until the Secured Indebtedness has been discharged in full, or until title to the Mortgaged Property has passed after foreclosure sale and all applicable periods of redemption have expired.

(i) Payment of Expenses. Debtor shall pay on demand all of the Secured Party's reasonable expenses incurred in any efforts to enforce any terms of this Mortgage, whether or not any lawsuit is filed and whether or not foreclosure is commenced but not completed, including, but not limited to, reasonable legal fees and disbursements, foreclosure costs and title charges, and the same shall be secured by this Mortgage and by all of the other Loan Documents securing all or any part of the Secured Indebtedness.

(j) Discontinuance of Proceedings. In case Secured Party shall have proceeded to invoke any right, remedy or recourse permitted hereunder or under the other Loan Documents and shall thereafter elect to discontinue or abandon the same for any reason, Secured Party shall have the unqualified right to do so and, in such an event, Debtor and Secured Party shall be restored to their former positions with respect to the Indebtedness Secured hereby, the Loan Documents, the Mortgaged Property and otherwise, and the rights, remedies, recourses and powers of Secured Party shall continue as if the same had never been invoked.

(k) Secured Party may file Proofs of Claim. In the case of any receivership, insolvency, bankruptcy, reorganization, arrangement, adjustment, composition or other proceedings affecting Debtor or the principals or general partners in Debtor, or their respective creditors or property, Secured Party, to the extent permitted by law, shall be entitled to file such proofs of claim and other documents as may be necessary or advisable in order to have the claims of Secured Party allowed in such proceedings for the entire Secured Indebtedness at the date of the institution of such proceedings and for an additional amount which may become due and payable by Debtor after such date.

(l) Other Rights and Remedies. Generally. Secured Party may (i) surrender the insurance policies maintained under this Mortgage and upon receipt shall apply any unearned premiums as a credit on the Indebtedness Secured hereby and Debtor hereby appoints Secured Party as agent and attorney-in-fact (which is coupled with an interest and is irrevocable) for Secured Party to collect such premiums, and (ii) exercise any and all other rights and remedies which Secured Party may have under any Lease, the Loan Documents, or at law or in equity or otherwise.

## ARTICLE VI

### Miscellaneous

Section 6.1 Scope of Mortgage. This Mortgage is a mortgage and security interest of both real and personal property, a security agreement, a financing statement and an assignment, and also covers proceeds and fixtures.

Section 6.2 Effective as a Financing Statement. This Mortgage shall be effective as a financing statement filed as a fixture filing for purposes of Article 9 of the Alabama Uniform Commercial Code covering all goods which are or are to become fixtures included within the Mortgaged Property and is to be filed for record in the real estate records of each county where any part of the Mortgaged Property (including said fixtures) is situated. The fixture filing covers all goods that are or are to become affixed to the Land or Leasehold Land. The goods are described by item or type in Section 1.2 and 1.3. The Grantor is the debtor, and the Secured Party is the secured party. The record owner of the interest in the real property described in Exhibit A attached hereto is Grantor. This Mortgage shall also be effective as a financing statement covering minerals or the like (including oil and gas) and accounts subject to the Alabama Uniform Commercial Code, as amended, and similar provisions (if any) of the Uniform Commercial Code as enacted in any other state where the Mortgaged Property is situated which arise out of the sale at the wellhead or minehead of the wells or mines located on the Mortgaged Property and is to be filed for record in the real estate records of each county where any part of the Mortgaged Property is situated. This Mortgage shall also be effective as a financing statement covering any other Mortgaged Property and may be filed in any other appropriate filing or recording office. The name, mailing address, type of organization, and jurisdiction of organization of the Grantor for purposes of this financing statement is as set forth for the Grantor in Section 1.1 of Article 1 hereof, and the name and mailing address of the Secured Party for purposes of this financing statement is as set forth for the Secured Party in the definition of "Secured Party" in Section 1.1 of Article 1 hereof. Grantor's organizational identification number is on Exhibit A.

Section 6.3 Reproduction of Mortgage as Financing Statement. A carbon, photographic or other reproduction of this Mortgage or of any financing statement relating to this Mortgage shall be sufficient as a financing statement for any of the purposes referred to in Section 6.2.

Section 6.4 Notice to Account Debtors. In addition to the rights granted elsewhere in this Mortgage, Secured Party may at any time during the existence of a Default, or event which with the giving of notice or passage of time, or both, could become a Default notify the account debtors or obligors of any accounts, chattel paper, negotiable instruments or other evidences of indebtedness included in the Collateral to pay Secured Party directly.

Section 6.5 Waiver by Secured Party. Secured Party may at any time and from time to time by a specific writing intended for the purpose: (a) waive compliance by Grantor with any covenant herein made by Grantor to the extent and in the manner specified in such writing; (b) consent to Grantor's doing any act which hereunder Grantor is prohibited from

doing, or to Grantor's failing to do any act which hereunder Grantor is required to do, to the extent and in the manner specified in such writing; (c) release any part of the Mortgaged Property or any interest therein from the lien and security interest of this Mortgage; or (d) release any party liable, either directly or indirectly, for the secured indebtedness or for any covenant herein or in any other Loan Document, without impairing or releasing the liability of any other party. No such act shall in any way affect the rights or powers of Secured Party hereunder except to the extent specifically agreed to by Secured Party in such writing.

Section 6.6 No Impairment of Security. The lien, security interest and other security rights of Secured Party hereunder shall not be impaired by any indulgence, moratorium or release granted by Secured Party including, but not limited to, any renewal, extension or modification which Secured Party may grant with respect to any secured indebtedness, or any surrender, compromise, release, renewal, extension, exchange or substitution which Secured Party may grant in respect of the Mortgaged Property, or any part thereof or any interest therein, or any release or indulgence granted to any endorser, guarantor or surety of any secured indebtedness. The taking of additional security by Secured Party shall not release or impair the lien, security interest or other security rights of Secured Party hereunder or affect the liability of Grantor or of any endorser, guarantor or surety, or improve the right of any junior lienholder in the Mortgaged Property (without implying hereby Secured Party's consent to any junior lien).

Section 6.7 Acts Not Constituting Waiver by Secured Party. Secured Party may waive any Default without waiving any other prior or subsequent Default. Secured Party may remedy any Default without waiving the default remedied. Neither failure by Secured Party to exercise, nor delay by Secured Party in exercising, any right, power or remedy upon any Default shall be construed as a waiver of such Default or as a waiver of the right to exercise any such right, power or remedy at a later date. No single or partial exercise by Secured Party of any right, power or remedy hereunder shall exhaust the same or shall preclude any other or further exercise thereof, and every such right, power or remedy hereunder may be exercised at any time and from time to time. No modification or waiver of any provision hereof nor consent to any departure by Grantor therefrom shall in any event be effective unless the same shall be in writing and signed by Secured Party and then such waiver or consent shall be effective only in the specific instance, for the purpose for which given and to the extent therein specified. No notice to nor demand on Grantor in any case shall of itself entitle Grantor to any other or further notice or demand in similar or other circumstances. Remittances in payment of any part of the secured indebtedness other than in the required amount in immediately available U.S. funds shall not, regardless of any receipt or credit issued therefor, constitute payment until the required amount is actually received by Secured Party in immediately available U.S. funds and shall be made and accepted subject to the condition that any check or draft may be handled for collection in accordance with the practice of the collecting bank or banks. Acceptance by Secured Party of any payment in an amount less than the amount then due on any secured indebtedness shall be deemed an acceptance on account only and shall not in any way excuse the existence of a Default hereunder.

Section 6.8 Grantor's Successors. If the ownership of the Mortgaged Property or any part thereof becomes vested in a person other than Grantor, Secured Party may, without notice to Grantor, deal with such successor or successors in interest with reference to this

Mortgage and to the indebtedness secured hereby in the same manner as with Grantor, without in any way vitiating or discharging Grantor's liability hereunder or for the payment of the indebtedness or performance of the obligations secured hereby. No transfer of the Mortgaged Property, no forbearance on the part of Secured Party, and no extension of the time for the payment of the indebtedness secured hereby given by Secured Party shall operate to release, discharge, modify, change or affect, in whole or in part, the liability of Grantor hereunder for the payment of the indebtedness or performance of the obligations secured hereby or the liability of any other person hereunder for the payment of the indebtedness secured hereby. Grantor agrees that it shall be bound by any modification of this Mortgage or any of the other Loan Documents made by Secured Party and any subsequent owner of the Mortgaged Property, with or without notice to Grantor, and no such modifications shall impair the obligations of Grantor under this Mortgage or any other Loan Document. Nothing in this Section shall be construed to imply Secured Party's consent to any transfer of the Mortgaged Property.

Section 6.9 Place of Payment; Forum. All secured indebtedness which may be owing hereunder at any time by Grantor shall be payable at the place designated in the Notes (or if no such designation is made, at the address of Secured Party indicated at the end of this Mortgage). Grantor hereby irrevocably submits generally and unconditionally for itself and in respect of its property to the non-exclusive jurisdiction of any New York state court, or any United States federal court, sitting in the Southern District of New York, and to the non-exclusive jurisdiction of any state or United States federal court sitting in the state in which any of the Mortgaged Property is located, over any suit, action or proceeding arising out of or relating to this Mortgage or the secured indebtedness. Grantor hereby agrees and consents that, in addition to any methods of service of process provided for under applicable law, all service of process in any such suit, action or proceeding in any New York state court, or any United States federal court, sitting in the Southern District of New York may be made by certified or registered mail, return receipt requested, directed to Grantor at its address stated in this Mortgage, or at a subsequent address of which Secured Party received actual notice from Grantor in accordance with this Mortgage, and service so made shall be complete five (5) days after the same shall have been so mailed.

Section 6.10 Subrogation to Existing Liens. To the extent that proceeds of the Notes are used to pay indebtedness secured by any outstanding lien, security interest, charge or prior encumbrance against the Mortgaged Property, such proceeds have been advanced by Secured Party at Grantor's request, and Secured Party shall be subrogated to any and all rights, security interests and liens owned by any owner or holder of such outstanding liens, security interests, charges or encumbrances, however remote, irrespective of whether said liens, security interests, charges or encumbrances are released, and all of the same are recognized as valid and subsisting and are renewed and continued and merged herein to secure the secured indebtedness, but the terms and provisions of this Mortgage shall govern and control the manner and terms of enforcement of the liens, security interests, charges and encumbrances to which Secured Party is subrogated hereunder. It is expressly understood that, in consideration of the payment of such indebtedness by Secured Party, Grantor hereby waives and releases all demands and causes of action for offsets and payments in connection with the said indebtedness.

Section 6.11 Application of Payments to Certain Indebtedness. If any part of the secured indebtedness cannot be lawfully secured by this Mortgage or if any part of the Mortgaged Property cannot be lawfully subject to the lien and security interest hereof to the full extent of such indebtedness, then all payments made shall be applied on said indebtedness first in discharge of that portion thereof which is not secured by this Mortgage.

Section 6.12 Reserved.

Section 6.13 Release of Mortgage. If all of the secured indebtedness be paid and all of the covenants, warranties, undertakings and agreements made in this Mortgage are performed, and all obligations, if any, of Secured Party for further advances have been terminated, then, and in that event only, all rights under this Mortgage shall terminate (except to the extent expressly provided herein with respect to indemnifications and other rights which are to continue following the release hereof) and the Mortgaged Property shall become wholly clear of the liens, security interests, conveyances and assignments evidenced hereby, and such liens and security interests shall be released by Secured Party in due form at Grantor's cost. Without limitation, all provisions herein for indemnity of Secured Party shall survive discharge of the secured indebtedness and any foreclosure, release or termination of this Mortgage.

Section 6.14 Notices. All notices, requests and demands to or upon the respective parties hereto to be effective shall be in writing (including by facsimile transmission) and, unless otherwise expressly provided herein, shall be deemed to have been duly given or made (a) in the case of delivery by hand, when delivered, (b) in the case of delivery by mail, three Business Days after being deposited in the mails, postage prepaid, or (c) in the case of delivery by facsimile transmission, when sent and receipt has been electronically confirmed, addressed as specified at the end of this Mortgage to such other address as may be hereafter notified by the respective parties hereto.

Section 6.15 Invalidity of Certain Provisions. A determination that any provision of this Mortgage is unenforceable or invalid shall not affect the enforceability or validity of any other provision and the determination that the application of any provision of this Mortgage to any person or circumstance is illegal or unenforceable shall not affect the enforceability or validity of such provision as it may apply to other persons or circumstances.

Section 6.16 Gender; Titles; Construction; Capitalized Terms. Within this Mortgage, words of any gender shall be held and construed to include any other gender, and words in the singular number shall be held and construed to include the plural, unless the context otherwise requires. Titles appearing at the beginning of any subdivisions hereof are for convenience only, do not constitute any part of such subdivisions, and shall be disregarded in construing the language contained in such subdivisions. The use of the words "herein," "hereof," "hereunder" and other similar compounds of the word "here" shall refer to this entire Mortgage and not to any particular Article, Section, paragraph or provision. Words importing persons shall include firms, associations, partnerships (including limited partnerships), joint ventures, trusts, corporations and other legal entities, including public or governmental bodies, agencies or instrumentalities, as well as natural persons. All capitalized terms used in this

Mortgage, but not defined herein shall possess the same meaning as they were given in the Loan Agreement.

Section 6.17 Recording. Grantor forthwith upon the execution and delivery of this Mortgage and thereafter, from time to time, will cause this Mortgage and any of the other Loan Documents creating a lien or security interest or evidencing the lien hereof upon the Mortgaged Property and each instrument of further assurance to be filed, registered or recorded in such manner and in such places as may be required by any present or future law in order to publish notice of and fully to protect and perfect the lien or security interest hereof upon, and the interest of Secured Party in, the Mortgaged Property. Grantor will pay all taxes, filing, registration or recording fees, and all expenses incident to the preparation, execution, acknowledgment and/or recording of the Notes, this Mortgage, the other Loan Documents, any note, Mortgage or mortgage supplemental hereto, any security instrument with respect to the Mortgaged Property and any instrument of further assurance, and any modification or amendment of the foregoing documents, and, with the exception of income, franchise or similar taxes, all federal, state, county and municipal taxes, duties, imposts, assessments and charges arising out of or in connection with the execution and delivery of this Mortgage, any Mortgage or mortgage supplemental hereto, any security instrument with respect to the Mortgaged Property or any instrument of further assurance, and any modification or amendment of the foregoing documents, except where prohibited by law so to do.

Section 6.18 Secured Party as Mortgagee. All persons dealing with the Mortgaged Property (other than Grantor) shall be entitled to assume that Secured Party is the only Secured Party, and may deal with Secured Party (including without limitation accepting from or relying upon full or partial releases hereof executed by Secured Party only) without further inquiry as to the existence of other mortgagees, until given actual notice of facts to the contrary or until this Mortgage is supplemented or amended of record to show the existence of other mortgagees.

Section 6.19 Reporting Compliance. Grantor agrees to comply with any and all reporting requirements applicable to the transaction evidenced by the Notes and secured by this Mortgage which are set forth in any law, statute, ordinance, rule, regulation, order or determination of any governmental authority, including but not limited to The International Investment Survey Act of 1976, The Agricultural Foreign Investment Disclosure Act of 1978, The Foreign Investment in Real Property Tax Act of 1980 and the Tax Reform Act of 1984 and further agrees upon request of Secured Party to furnish Secured Party with evidence of such compliance.

Section 6.20 Grantor. Unless the context clearly indicates otherwise, as used in this Mortgage, "Grantor" means the grantors named in Section 1.1 hereof or any of them. The obligations of Grantor hereunder (if Grantor consists of more than one person) shall be joint and several. If any mortgagor, or any signatory who signs on behalf of any Grantor, is a corporation, partnership or other legal entity, Grantor and any such signatory, and the person or persons signing for it, represent and warrant to Secured Party that this instrument is executed, acknowledged and delivered by Grantor's duly authorized representatives. If Grantor is an

individual, no power of attorney granted by mortgagor herein shall terminate on Grantor's disability.

Section 6.21 Execution. This Mortgage may have been executed in several counterparts, all of which are identical, and all of which counterparts together shall constitute one and the same instrument. The date or dates reflected in the acknowledgments hereto indicate the date or dates of actual execution of this Mortgage, but such execution is as of the date shown on the first page hereof, and for purposes of identification and reference the date of this Mortgage shall be deemed to be the date reflected on the first page hereof.

Section 6.22 Successors and Assigns. The terms, provisions, covenants and conditions hereof shall be binding upon Grantor, and the heirs, devisees, representatives, successors and assigns of Grantor, and shall inure to the benefit of Secured Party and its successors, substitutes and assigns and shall constitute covenants running with the Land. All references in this Mortgage to Grantor, Borrowers or Secured Party shall be deemed to include all such heirs, devisees, representatives, successors, substitutes and assigns.

Section 6.23 Modification or Termination. The Loan Documents may only be modified or terminated by a written instrument or instruments intended for that purpose and executed by the party against which enforcement of the modification or termination is asserted. Any alleged modification or termination which is not so documented shall not be effective as to any party.

Section 6.24 No Partnership, etc. The relationship between Secured Party and Grantor is solely that of lender and mortgagor. Secured Party has no fiduciary or other special relationship with Grantor. Nothing contained in the Loan Documents is intended to create any partnership, joint venture, association or special relationship between Grantor and Secured Party or in any way make Secured Party a co-principal with Grantor with reference to the Mortgaged Property. Any inferences to the contrary of any of the foregoing are hereby expressly negated.

Section 6.25 Future Advances. The indebtedness secured by this Mortgage has been or will be advanced to the Mortgagor by the Mortgagee from time to time in accordance with the Loan Documents. IT IS THE INTENT OF THE MORTGAGOR AND MORTGAGEE THAT THIS MORTGAGE SECURES ALL PRESENT AND FUTURE LOAN DISBURSEMENTS (INCLUDING OPTIONAL AND PROTECTIVE FUTURE ADVANCES) MADE BY THE MORTGAGEE UNDER THE NOTE, THE LOAN AGREEMENT AND THE OTHER LOAN DOCUMENTS. This Mortgage shall secure such future advances as may be made by the Mortgagee, at its option and for any purpose within twenty-five (25) years from the date of this Mortgage. Such future advances to be secured hereby shall include, but not be limited to advances for the purpose of paying interest and any disbursements made for the payment of taxes, levies or insurance on the Mortgaged Property, with interest on those disbursements, plus any increase in the principal balance as the result of negative amortization or deferred interest and shall be secured hereby regardless of which such future advances were or are to be as may be made at the sole option of Mortgagee. All such future advances shall be included within the terms "secured indebtedness" and "indebtedness secured hereby", shall be secured to the same extent as if made on the date of the execution of this Mortgage, and shall

take priority as to third persons without actual notice from the time this Mortgage is filed for record as provided by law. Without the prior written consent of Mortgagee, which Mortgagee may grant or withhold in its sole discretion, Mortgagor shall not file for record any notice limiting the maximum principal amount that may be secured by this Mortgage to a sum less than the maximum principal amount set forth in this paragraph.

Section 6.26 Time of Essence. Time shall be of the essence in this Mortgage with respect to all of Grantor's obligations hereunder.

Section 6.27 APPLICABLE LAW. THIS MORTGAGE, AND ITS VALIDITY, ENFORCEMENT AND INTERPRETATION, SHALL BE GOVERNED BY ALABAMA LAW (WITHOUT REGARD TO ANY CONFLICT OF LAWS PRINCIPLES) AND APPLICABLE UNITED STATES FEDERAL LAW.

Section 6.28 Entire Agreement. The Loan Documents constitute the entire understanding and agreement between Grantor and Secured Party with respect to the transactions arising in connection with the indebtedness secured hereby and supersede all prior written or oral understandings and agreements between Grantor and Secured Party with respect to the matters addressed in the Loan Documents. Grantor hereby acknowledges that, except as incorporated in writing in the Loan Documents, there are not, and were not, and no persons are or were authorized by Secured Party to make, any representations, understandings, stipulations, agreements or promises, oral or written, with respect to the matters addressed in such Loan Documents.

THE WRITTEN LOAN DOCUMENTS REPRESENT THE FINAL AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS OR SUBSEQUENT ORAL AGREEMENTS OF THE PARTIES. THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES.

Section 6.29 Maximum Principal Indebtedness. Notwithstanding anything to the contrary contained herein: (i) the maximum principal amount of the indebtedness secured hereby (the "Principal Obligations") shall not exceed 125% of the appraised value of the property in Alabama (the "Maximum Principal Amount") at any one time outstanding; (ii) the Maximum Principal Amount of the Principal Obligations secured by this Mortgage shall be deemed to be the first secured indebtedness to be advanced and the last secured indebtedness to be repaid; (iii) the security afforded by this Mortgage for the secured indebtedness shall not be reduced by any payments or other sums applied to the reduction of the secured indebtedness so long as the total amount of outstanding Principal Obligations exceeds the Maximum Principal Amount and thereafter shall be reduced only to the extent that any such payments and other sums are actually applied by Mortgagee, in accordance with the Loan Agreement, to reduce the outstanding Principal Obligations to an amount less than the Maximum Principal Amount; (iv) if at any time after the reduction of the Principal Obligations to an amount less than the Maximum Principal Amount, Principal Obligations should subsequently be incurred that increase the total outstanding Principal Obligations to an amount equal to or exceeding the Maximum Principal Amount, the security afforded by this Mortgage shall thereupon be increased to the maximum

Principal Amount; and (v) the limitation contained in this section on the Maximum Principal Amount shall only pertain to Principal Obligations and shall not be construed as limiting the amount of interest, fees, expenses, indemnified amounts and other secured indebtedness secured hereby that are not Principal Obligations, it being the intention of the parties to this Mortgage that this Mortgage shall secure any Principal Obligations remaining unpaid at the time of foreclosure up to the Maximum Principal Amount, plus interest thereon, all costs of collection and all other amounts (except Principal Obligations in excess of the Maximum Principal Amount) included in the secured indebtedness.

Section 6.30 Headings, Etc. The headings and captions of various Sections of this Mortgage are for convenience of reference only and are not to be construed as defining or limiting, in any way, the scope or intent of the provisions hereof.

Section 6.31 Limitation on Agent's Responsibility. No provision of this Mortgage shall operate to place any obligation or liability for the control, care, management or repair of the Mortgaged Property upon the Secured Party nor shall it operate to make the Secured Party responsible or liable for any waste committed on the Mortgaged Property by the tenants or any other Person, or for any dangerous or defective condition of the Mortgaged Property, or for any negligence in the management, upkeep, repair or control of the Mortgaged Property resulting in loss or injury or death to any tenant, licensee, employee or stranger. Nothing herein contained shall be construed as constituting Secured Party a "mortgagee in possession."

Section 6.32 Ground Lease Provisions. If any portion of the Mortgaged Property consists of Grantor's interest under a Ground Lease, then the following provisions shall apply:

1. No Merger of Fee and Leasehold Estates. So long as any portion of the secured indebtedness shall remain unpaid, unless Secured Party shall otherwise consent, the fee title to the Mortgaged Property and the leasehold estate under the Ground Lease shall not merge, but shall always be kept separate and distinct, notwithstanding the union of such estates in Grantor, Secured Party or any other person by purchase, operation of law or otherwise.

2. Grantor's Acquisition of Fee Estate. If Grantor shall become the owner of fee title to the Mortgaged Property, then the lien of this Mortgage shall be spread to cover such fee title, which shall be deemed to be included in the Mortgaged Property. Grantor agrees, at its sole cost, including, without limitation, Secured Party's reasonable attorneys' fees, to (i) execute all documents necessary to subject its fee title to the Premises to the lien of this Mortgage; and (ii) provide to Secured Party a title insurance policy insuring that the lien of this Mortgage is a first lien on such fee title.

3. Rejection or Termination of the Ground Lease.

(a) If the Ground Lease is terminated upon the rejection or disaffirmance thereof pursuant to the Bankruptcy Code or any other law affecting creditor's rights, then (i) Grantor, immediately after obtaining notice thereof, shall give notice thereof to

Secured Party, (ii) Grantor, without the prior consent of Secured Party, shall not elect to treat the Ground Lease as terminated pursuant to Section 365(h) of the Bankruptcy Code or any comparable federal or state statute or law, and any election by Grantor made without such consent shall be void, and (iii) this Mortgage and all the liens and provisions hereof shall extend to and cover Grantor's possessory rights under Section 365(h) of the Bankruptcy Code and to any claim for damages due to the rejection or termination of the Ground Lease. Grantor hereby assigns irrevocably to Secured Party Grantor's rights to treat the Ground Lease as terminated pursuant to Section 365(h) of the Bankruptcy Code and to offset rents under the Ground Lease in the event any case, proceeding or other action is commenced by or against the Ground Lessor under the Bankruptcy Code or any comparable federal or state statute or law; provided that Secured Party shall not exercise such rights and shall permit Grantor to exercise such rights with the prior consent of Secured Party, not to be unreasonably withheld or delayed, unless an Event of Default shall have occurred and be continuing.

(b) Grantor hereby assigns to Secured Party Grantor's rights under Section 365 of the Bankruptcy Code or any comparable federal or state statute or law, in any case, proceeding or other action commenced by or against Grantor under the Bankruptcy Code or comparable federal or state statute or law, (i) to reject the Ground Lease and (ii) to seek an extension of the period within which to accept or reject the Ground Lease. At Secured Party's request, Grantor shall assign its interest in the Ground Lease to Secured Party in lieu of rejecting the Ground Lease, upon receipt by Grantor of Secured Party's agreement to cure any existing defaults of Grantor under the Ground Lease that are reasonably susceptible of being cured by Secured Party.

(c) If the Ground Lease is terminated upon the rejection or disaffirmance thereof pursuant to the Bankruptcy Code or any other law affecting creditor's rights, then any property not removed by Grantor as permitted or required by the Ground Lease shall, at the option of Secured Party, be deemed abandoned by Grantor; provided that Secured Party may remove any such property required to be removed by Grantor pursuant to the Ground Lease, and all costs of such removal shall be paid by Grantor within five days of receipt by Grantor of an invoice therefor.

(d) If the Ground Lease is terminated prior to the natural expiration of its term, and Secured Party or its designee acquires another lease of the Mortgaged Property, Grantor shall have no right, title or interest in or to such other lease or the leasehold estate created thereby.

Section 6.33 Cross-Collateralization. In connection with the Loan Agreement, Grantor and the other Borrowers are executing and delivering to Secured Party, other mortgages, deeds of trust, and deeds to secure debt (other than this Mortgage) as any of same may be amended, modified or supplemented from time to time, are collectively referred to for purposes of this Section as the "Other Mortgages". This Mortgage, as it may be amended, modified or supplemented from time to time, together with the Other Mortgages, are collectively referred to for purposes of this Section 6.33 as the "Mortgages". The Secured Indebtedness is secured by, among other things, the Mortgages, which encumber real and personal property as more particularly described in each of the Mortgages. The Secured Indebtedness may be accelerated

as provided in the Loan Documents. Upon the occurrence and during the continuance of an Event of Default, Secured Party may, at its option, accelerate the Secured Indebtedness and foreclose upon any one or more of the Mortgages or resort to any one or more of its other rights and remedies under any or all of the Mortgages and the other Loan Documents. Except as otherwise provided herein, all of the real and personal property conveyed and/or mortgaged by the Mortgages are security for the Secured Indebtedness without allocation of any one or more of the parcels or portions thereof to any portion of the Secured Indebtedness. Secured Party may allocate the proceeds that it receives upon the exercise of its rights and remedies, including foreclosure, to payment of the Secured Indebtedness as Secured Party in its sole discretion may determine to be advisable pursuant to the terms of the Loan Documents. Secured Party may proceed, at the same or different times, to foreclose the Mortgages or any one or more of them, by any proceedings appropriate in the state where any of the real property encumbered by one or more of the Mortgages lies, including private sale if permitted, and no event of enforcement taking place in any state, including without limiting the generality of the foregoing, any pending foreclosure, judgment or decree of foreclosure, foreclosure sale, rents received, possession taken, deficiency judgment or decrees, or judgment taken on the Secured Indebtedness, shall in any way stay, preclude or bar enforcement of the Mortgages or any of them in any other state, and Secured Party may pursue any or all of its remedies to the maximum extent permitted by applicable law pursuant to the terms of the Loan Documents until all of the Secured Indebtedness and all other obligations now or hereafter secured by any or all of the Mortgages have been paid or discharged in full. Additionally, and without limitation of any other provision of this Mortgage, if this Mortgage is foreclosed and the Mortgaged Property is sold (or any part thereof) pursuant to foreclosure or other proceedings, and if the proceeds of such sale (after application of such proceeds as provided in this Mortgage and the other Loan Documents) are not sufficient to pay the total sum of the Secured Indebtedness then outstanding and any other amounts provided for by applicable law (the "Balance Owed"), then, to the extent permitted by law, the Secured Indebtedness shall not be satisfied to the extent of the Balance Owed, but such Secured Indebtedness shall continue in existence and continue to be evidenced and secured by the Loan Documents and the Mortgages. Subject to the requirements of applicable law, if Secured Party shall acquire the Mortgaged Property as a result of any foreclosure or other sale (whether by bidding all or any portion of the Secured Indebtedness or otherwise), the proceeds of such sale, to the extent permitted by law, shall not be deemed to include (and Grantor shall not be entitled to any benefit or credit on account of) proceeds of any subsequent sale of the Mortgaged Property by Secured Party. Without limitation of any other provision hereof, Grantor further agrees that if any of the Other Mortgages are foreclosed and sale is made of any of the property subject to any Other Mortgages, and if the proceeds of such sale (after application of such proceeds as provided for herein and after deducting all accrued and general and special taxes and assessments) are not sufficient to pay the Secured Indebtedness and any other amounts provided for by applicable law, then, to the extent permitted by law, the Secured Indebtedness then outstanding shall not be satisfied to the extent of the Balance Owed, but such Debt shall continue in existence and continue to be evidenced and secured by the Loan Documents and the Mortgages existing immediately prior to any such foreclosure, except such Mortgages foreclosed upon. No release of personal liability, if any, of any Person whatsoever and no release of any portion of the property now or hereafter subject to the lien of any of the Mortgages shall have any effect whatsoever by way of impairment or disturbance of the lien or priority of any other of

the Mortgages or the unreleased properties encumbered by any of the Mortgages, to the extent permitted by law. Any foreclosure or other appropriate remedy brought in any of the states aforesaid may be brought and prosecuted as to any part of the security, wherever located, without regard to the fact that foreclosure proceedings or other remedies have or have not been instituted elsewhere on any other property subject to the lien of the Mortgages. Neither Grantor nor any Person claiming by, through or under Grantor shall have any right to marshal the assets, all such rights being hereby expressly waived as to Grantor and all Persons claiming by, through or under Grantor, Secured Indebtedness, without limitation, junior lienors. Each of Grantor and all endorsers, guarantors and sureties of the Grantor, hereby waives any and all rights arising because of payment or performance by Grantor of any Secured Indebtedness (a) against any Person by way of subrogation of the rights of Secured Party or (b) against any Person obligated to pay or perform the Secured Indebtedness or other obligations secured by the Other Mortgages by way of contribution, reimbursement or otherwise.

Section 6.34 Last Dollar. This instrument secures only a portion of the indebtedness owing or which may become owing by Grantor to Secured Party. The parties agree that any payments or repayments of such indebtedness by Grantor shall be deemed to apply first to the portion of the indebtedness that is not secured hereby, it being the parties' intent that the portion of the indebtedness last remaining unpaid shall be deemed secured hereby.

Section 6.35 Replacement Documents. Upon receipt of an affidavit of an officer of Secured Party as to the loss, theft, destruction or mutilation of any of the Notes or any other Loan Document which is not of public record, and, in the case of any such mutilation, upon surrender and cancellation of such Note(s) or other Loan Document, Grantor will issue, in lieu thereof, a replacement Note or other Loan Document, dated the date of such lost, stolen, destroyed or mutilated Note or other Loan Document in the same principal amount thereof and otherwise of like tenor.

Section 6.36 Waiver of Notice. To the extent permitted by applicable law, Grantor shall not be entitled to any notices of any nature whatsoever from Secured Party except with respect to matters for which this Mortgage or the other Loan Documents specifically and expressly provide for the giving of notice by Secured Party to Grantor and except with respect to matters for which Secured Party is required by applicable law to give notice, and Grantor hereby expressly waives the right to receive any notice from Secured Party with respect to any matter for which this Mortgage does not specifically and expressly provide for the giving of notice by Secured Party to Grantor.

Section 6.37 Waiver of Statute of Limitations. To the extent permitted by applicable law, Grantor hereby expressly waives and releases to the fullest extent permitted by law, the pleading of any statute of limitations as a defense to payment and performance of its Obligations.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, this instrument is executed by Grantor as of the date first written on page 1 hereof.

Signed, sealed and delivered in the presence of:

GRANTOR:

PINNACLE TOWERS ACQUISITION  
LLC, a Delaware limited liability company



By:

Name: 

Title: **Greerson G. McMullen**  
**Executive Vice President**  
**General Counsel and Secretary**

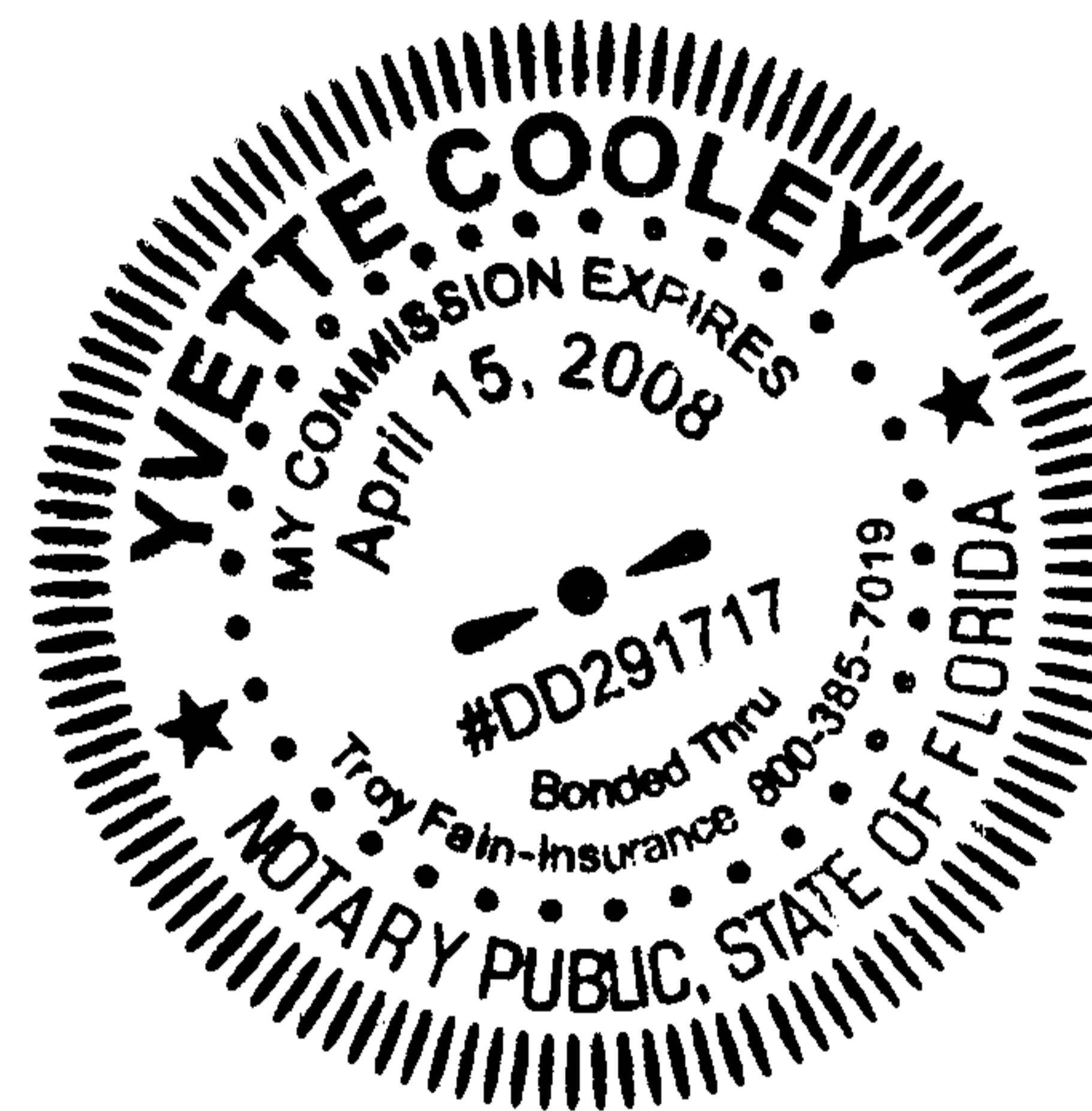
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Shelby Cnty Judge of Probate, AL  
05/24/2005 03:01:48PM FILED/CERT


State of Florida )  
 )  
Sarasota County )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Greerson G McMullen, whose name as VP, Gen Counsel, Secy of PINNACLE TOWERS ACQUISITION LLC, a Delaware limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he / she , in his / her capacity as as VP, Gen Counsel, Secy of PINNACLE TOWERS ACQUISITION LLC, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this 26 day of April, 2005

[Signature]  
\_\_\_\_\_  
Notary Public  
My commission expires:




  
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Shelby Cnty Judge of Probate, AL  
05/24/2005 03:01:48PM FILED/CERT

**SCHEDULE I**

**Other Borrowers**

**PINNACLE TOWERS ACQUISITION HOLDINGS LLC  
TOWER VENTURES III, LLC  
GLOBAL SIGNAL REIT SAVINGS TRS, INC.  
TVHT, LLC  
GOLDENSTATE TOWERS, LLC**

EXHIBIT A

  
20050524000252710 28/32 \$859.55  
Shelby Cnty Judge of Probate, AL  
05/24/2005 03:01:48PM FILED/CERT

Debtor's Organizational Identification Number: 20-0294974

Maturity Date: December 11, 2009

Principal Amount Secured by this Indebtedness: \$ 503,639

To the extent the premises encumbered by this Security Instrument are leased by mortgagor/ grantor/debtor: The operative lease, amendments thereto and assignments thereof are set forth in that certain Loan Policy of Title Insurance issued by STEWART TITLE GUARANTY COMPANY under that certain loan policy/policies referenced on Exhibit A attached hereto insuring the lien of this Security Instrument.

[EXHIBIT A (LEGAL DESCRIPTION) CONTINUED ON THE NEXT PAGE]



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05/24/2005 03:01:48PM FILED/CERT

Shelby County, Alabama

<u>Site Name</u>	<u>Tower Number</u>	<u>Title Reference Number</u>
ALTADENA	3010930	C-1-12384



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Shelby Cnty Judge of Probate, AL  
05/24/2005 03:01:48PM FILED/CERT

LEASEHOLD ESTATE: A lease by and between O'NEAL METALS, INC., as  
Lessor, and FORESITE, LLC, as Lessee, a memorandum of which was recorded 12/17/02, in  
Instrument Number 2002-63273, affecting land described in attached legal description.

## ALTADENA LEGAL DESCRIPTION

### PARCEL

Part of the northeast quarter of the northwest quarter of Section 10, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at a 2" iron pipe found at the southeast corner of the northeast quarter of the northwest quarter of Section 10; thence run North 89 degrees, 07 minutes, 12 seconds West and along the south line of said quarter quarter 583.14 feet; thence run North 00 degrees, 52 minutes, 48 seconds East 97.37 feet to a ½" capped rebar set at the POINT OF BEGINNING; thence run North 14 degrees, 50 minutes, 13 seconds West 100.00 feet to a ½" capped rebar set; thence run South 75 degrees, 09 minutes, 47 seconds West 100.00 feet to a ½" capped rebar set; thence run South 14 degrees, 50 minutes, 13 seconds East 100.00 feet to a ½" capped rebar set; thence run North 75 degrees, 09 minutes, 47 seconds East 100.00 feet to the POINT OF BEGINNING.


Said parcel containing 0.23 acres, more or less.

### EASEMENT

A 30 foot access and utility easement lying in and running across part of the northeast quarter of the northwest quarter of Section 10, Township 19 South, Range 2 West, Shelby County, Alabama and being measured 15 feet either side of the following described centerline:

Commence at a 2" iron pipe found at the southeast corner of the northeast quarter of the northwest quarter of Section 10; thence run North 89 degrees, 07 minutes, 12 seconds West and along the south line of said quarter quarter 583.14 feet; thence run North 00 degrees, 52 minutes, 48 seconds East 97.37 feet to a ½" capped rebar set; thence run North 14 degrees, 50 minutes, 13 seconds West 100.00 feet to a ½" capped rebar set; thence run South 75 degrees, 09 minutes, 47 seconds West 40.00 feet to the POINT OF BEGINNING; thence run North 25 degrees, 59 minutes, 03 seconds West 164.12 feet to the edge of pavement of Hoehn Drive (a public road), and the end of said centerline of easement.

## EXHIBIT B

  
20050524000252710 32/32 \$859.55  
Shelby Cnty Judge of Probate, AL  
05/24/2005 03:01:48PM FILED/CERT

### Permitted Encumbrances

Subject to the Permitted Encumbrances permitted under the Loan Agreement and to those matters expressly listed as exceptions to title or subordinate matters in the title insurance policy accepted by Secured Party in connection with this Mortgage, excepting therefrom all preprinted and/or standard exceptions.