

## EXHIBIT A

At the request of Samuel R. Goldberg the following Mortgage is received for record and recorded June 21, 1948 at 11:00 o'clock A. M.

Test: Ellis C. Wachter, Clerk

THIS PURCHASE MONEY MORTGAGE, made this 7th day of June, 1948, by and between JULES GIRDEN, of Long Island City in the State of New York, party of the first part, hereinafter referred to as the Mortgagor; and SAMUEL R. GOLDBERG, of Baltimore City, Maryland, party of the second part, hereinafter referred to as the Mortgagee.

WHEREAS the said Mortgagor stands justly and bona fide indebted unto the said Mortgagee in the full and just sum of thirty-five thousand (\$35,000.00) dollars, being the balance of the purchase price of the leasehold property, chattels and equipment and assignment of the lease hereinafter mentioned, which said principal sum of thirty-five thousand (\$35,000.00) dollars the said Mortgagor promises to pay in lawful money of the United States of America to the Mortgagee at his office in Baltimore, Maryland, or at such other place as the Mortgagee may designate, in thirty-nine (39) consecutive quarter-yearly principal installment payments, the first thereof being due and payable September 7, 1948 and continuing quarter-yearly thereafter until fully paid, as follows: The first thirty-eight (38) of said principal installment payments being in the amount of nine hundred (\$900.00) dollars, each, payable quarter-yearly as aforesaid, and the last, or thirty-ninth (39) quarter yearly installment payment, being in the amount of eight hundred (\$800.00) dollars; together also with interest on the mortgage indebtedness existing from time to time at the rate of five (5%) per centum per annum, payable also quarter-yearly at the same times as aforesaid.

AND to better secure the prompt <sup>re</sup> payment of said principal indebtedness with interest as aforesaid, in the installments as hereinbefore provided, and the performance of the other covenants herein contained, these presents are executed, it having been a condition precedent to the granting of the aforesaid loan.

PRIVILEGE is hereby given unto the said Mortgagor to pre-pay the said mortgage debt, in whole or in part, at any time, whereupon interest