

will be charged only on the unpaid balance. In the event the Imperial Theatre hereinafter mentioned shall at any time hereafter be closed for a period of more than one week due to damage by fire or other casualty, then the Mortgagor shall have an additional grace period of ninety days within which to make payment of the next installment payment of principal or interest falling due after such a happening.

THIS MORTGAGE is of a moral risk and nature and in the event the Mortgagor shall desire at any time to assign or sub-lease all or any part of the mortgaged property subject to the lien of this mortgage, he shall not do so without the previous written consent of the Mortgagee first had and obtained, but the said Mortgagee agrees that he will not arbitrarily withhold his consent for assignment or sub-lease to a responsible party.

NOW, THEREFORE, THIS MORTGAGE WITNESSETH, that for and in consideration of the premises and of the sum of One Dollar, the Mortgagor does hereby grant, convey, bargain, sell and assign unto the said Mortgagee, his executors, administrators and assigns, (1) all that leasehold lot of ground and premises known as the Imperial Theatre Building, (2) all those certain chattels and equipment therein contained, and (3) all the right, title and interest in and to that certain lease, all of the same being situate in the City of Brunswick, Frederick County, in the State of Maryland, and more particularly described as follows:

(1) BEGINNING for the same with a frontage of 33 feet and depth of 125 feet on the south side of West Potomac Street, and being the westernmost portion of the lot of ground owned by Victoria Hovermale, in Brunswick, Frederick County, Maryland, improved by a Theatre Building known as the Imperial Theatre, sometimes called 226 W. Potomac Street and better known and designated as No. 228 West Potomac Street.

(2) ALL THOSE CHATTELS and equipment located in the Imperial Theatre Building, situate at Number 228 West Potomac Street consisting of

1 Electric General Register Ticket Machine, 1 Manual General Register Ticket Machine, 1 Lot Lobby Furniture, 370 (more or less) International Seats, 1 Quiet May Steam furnace, 2 Delco Air Conditioning Compressors and Motors, 1 Buffalo Blower and motor, 1 RCA Screen, 1 Curtain; 2 Standard SIMPLEX Projectors, Serial Nos. 33155 and 32525; 2 SIMPLEX Pedestals; 2 WEAVER Change-overs, 9440 and 9441/ 2 STRONG Foot-switches, 1327 and 1324;