

EXHIBIT C

UNIFORM SHORT FORM MORTGAGE

THIS STATUTORY MORTGAGE, made this day of between

Mortgagor, and The Brooklyn Park Economic Development Authority, a public body corporate and politic, having its principal office at 5200 85th Avenue North, Brooklyn Park, MN 55443, Mortgagee.

WITNESSETH, that to secure the payment to Mortgagee of (\$), as evidenced by that certain promissory note of even date herewith, given by Mortgagor to Mortgagee, the Mortgagor hereby mortgages to the Mortgagee the property located at: Brooklyn Park, Minnesota and legally described on Exhibit A attached hereto (the "Premises") subject to any encumbrances thereon as of the date of this mortgage.

The Mortgagor covenants with the Mortgagee the following statutory covenants:

1. To warrant the title to the premises.
2. To pay the indebtedness as herein provided.
3. To pay all taxes.
4. To keep the buildings insured against fire for at least the amount of the indebtedness for the protection of the Mortgagee.
5. That the Premises shall be kept in repair and no waste shall be committed.
6. That the whole of the principal sum shall become due after default, in the payment of any installment of principal or interest, or of any tax, or in the performance of any other covenant, at the option of the mortgagee.
7. To pay principal and interest on prior mortgages.
8. The Maturity Date of this Mortgage is

If default be made in any payment or covenant herein, the mortgagee shall have the statutory power of sale, and on foreclosure may retain statutory costs and attorney's fees.

IN WITNESS WHEREOF the Mortgagor has duly executed this mortgage.

MORTGAGOR(S)

STATE OF MINNESOTA }
COUNTY OF } SS

The foregoing instrument was acknowledged before me this day of , by , the above-described Mortgagor(s).

This instrument was drafted by:
Holmes & Associates, Ltd.
601 Carlson Parkway, Suite 1050
Minneapolis, MN 55305
763.249.0888 (tel)
763.249.0777 (fax)

Notary Public