**OPEN-END MORTGAGE**

**●顧客名ローマ字●●法人ローマ字●** (“Mortgagor”), for valuable consideration paid, grants, with mortgage covenants, to IBNet Co., Ltd., having its principal office at 5-14-5, Nishinakajima, Yodogawa-ku, Osaka-shi, Osaka, Japan (“Lender”), the real property described in **Exhibit A** attached hereto, together with all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property (the “Property”).

This Mortgage is given upon the statutory condition to secure payment of **●ＵＳＤ借入希望金額ローマ字表記●** **and 00/100 DOLLARS** **($●ＵＳＤ借入希望金額○，．２ｆ●),** as provided in, and subject to the terms of, a Promissory Note of even date herewith (the “Note”) and any renewal or extension thereof. The maximum amount of unpaid indebtedness, exclusive of interest thereon, which may be outstanding at any time is **●物件価格ローマ字表記●** **and 00/100 DOLLARS ($●物件価格○，．２ｆ●).** In addition, this Mortgage secures the payment of all other sums, with interest, advanced to protect the security of this Mortgage and the performance of Mortgagor’s covenants and agreements under this Mortgage, the Note and the Loan Agreement by and between Mortgagor and Lender, dated on or before the date hereof (as amended, modified or renewed from time to time, the “Loan Agreement”) and the other agreements and documents executed or delivered in connection therewith or referred to therein, the terms of which are incorporated herein by reference (as amended, modified or renewed from time to time, collectively, the “Loan Documents”).

Mortgagor covenants that Mortgagor is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances approved by Lender. Mortgagor warrants and will defend generally the title to the Property against all claims and demands, subject to any permitted encumbrances.

“Statutory condition” is defined in Section 5302.14 of the Revised Code and provides generally that if the Mortgagor pays the principal and interest secured by this Mortgage, performs the other obligations secured hereby, including but not limited to the Loan Agreement, and the conditions of any prior mortgage, pays all taxes and assessments, maintains insurance against fire and other hazards, and does not commit to suffer waste, then this Mortgage shall be void.

If Mortgagor fails to perform the covenants and agreements contained in this Mortgage, the Note or the Loan Agreement, or there is a legal proceeding that may significantly affect Lender’s rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender’s rights in the Property. Lender’s actions may include paying any sums secured by a lien which has priority over this Mortgage, appearing in court, paying reasonable attorneys’ fees and entering on the Property to make repairs. Although Lender may take action under this paragraph, Lender shall not be required to do so. Any amounts disbursed by Lender under this paragraph shall become additional debt of Mortgagor secured by this Mortgage. Unless Mortgagor and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Mortgagor requesting payment.

Should the Mortgagor sell, transfer, or otherwise dispose of the Property owned by the Mortgagor, or any part thereof or interest therein without Lender’s prior written consent, or in the event of any default by Mortgagor under the Note, Loan Documents or under any other note or mortgage on the Property, then at the option of the Lender, this Mortgage shall be in default, and the entire indebtedness shall be immediately due and payable without further notice or demand and may foreclose this Mortgage by judicial proceeding. In addition, Lender shall be entitled to all remedies available at law or in equity, including but not limited to, a short sale of the property with recourse or a deed-in-lieu of foreclosure with recourse. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided herein, including, but not limited to, costs of title evidence.

If any amounts due under the Note secured by this Mortgage are collected on behalf of the Lender after maturity thereof (whether at the originally stated maturity or an accelerated maturity caused by a default thereof) by or through the assistance of any attorney, the Mortgagor and all endorsers and guarantors of the obligations thereunder shall pay, in addition to the principal and interest due and payable thereunder, all reasonable attorney’s fees and other costs incurred by the Lender in connection with the collection of the amounts due thereunder.

IN WITNESS WHEREOF, the Mortgagor has executed this Mortgage as of the \_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, ●金消契約日○％Ｙ●.

MORTGAGOR:

**●顧客名ローマ字●●法人ローマ字●**

**●役職＋代表者名ローマ字●**

Date: 　　　/　　　/

**●配偶者名ローマ字●**

Signing solely to release dower

Date: 　　　/　　　/

This instrument prepared by:

Porter Wright Morris & Arthur LLP

41 S. High St.

Columbus, Ohio 43215