

5. Profit and Loss. The net profits of the partnership shall be divided equally among the partners and the net losses shall be borne by them equally.

6. Books and Accounts. The books of the partnership shall be maintained at the principal office and the partners shall have access to the partnership books at all times. The books and accounts of the operations of the partnership, including the residential apartment project in Mauldin, South Carolina, shall be kept in accordance with the requirements of the United States Secretary of Housing and Urban Development. Within 60 days following the end of each fiscal year, the Secretary of Housing and Urban Development shall be furnished with a complete annual financial report based upon an examination of the books and records of the partnership prepared in accordance with the requirements of the Secretary of Housing and Urban Development, certified to by the partnership and, when required by the Secretary of Housing and Urban Development, prepared and certified by a Certified Public Accountant, or other person acceptable to the Secretary of Housing and Urban Development.

7. Management and Duties. Each partner shall have an equal voice in the management of the partnership. Either one of the partners alone shall be authorized, on behalf of the partnership, to execute and deliver checks, notes, deeds, mortgages, contracts, and all other agreements and documents of every kind and nature.

8. Authority to Secure FHA Insured Loan. The partnership is authorized to execute a note and mortgage in order to secure a loan to be insured by the Secretary of Housing and Urban Development and to execute a Regulatory Agreement and other documents required by the Secretary in connection with such loan. Any incoming partner shall as a condition of receiving an interest in the partnership property agree to be bound by the note, mortgage, and Regulatory Agreement and other documents required in connection with the FHA insured loan to the same extent and on the same terms