

debt service payments on the equity of Payee in the Note(s) secured hereby until such time as the arbitrators' award has been rendered and judgment has been entered thereon. If the arbitrators rule in favor of Maker, then such suspended payments shall be cancelled in their entirety and Maker shall be given credit as if they had been timely paid, and in addition Payee shall be responsible in damages for the reasonable attorneys' fees and court costs and arbitrators' fees incurred by Maker in obtaining such award. However, if the arbitrators shall rule in favor of Payee, then Maker shall pay to Payee the total amount of the suspended payments together with interest thereon at 10% per annum, and Maker shall likewise be responsible in damages for all of Payee's reasonable attorneys' fees, court costs and arbitration expenses so incurred.

H. This Security Instrument is security only for the Note(s) described in Paragraph A above, and a default under any other note or security instrument executed between Owner and Secured Party in connection with the purchase and sale of any property other than the Property encumbered hereby, shall not constitute a default under this Security Instrument.

I. The sale, transfer, hypothecation, assignment, or further encumbrancing of the Property by Owner, or other divestiture of Owner's interest in the Property, whether voluntarily or by operation of law, shall not constitute a default under this Security Instrument or the Note(s) secured hereby.