

18. (a) Mortgagor shall furnish to Mortgagee, on or before May 1, 1976 and on or before May 1 of each calendar year thereafter, a detailed written report, covering the prior calendar year, duly sworn: (i) showing the gross income (including miscellaneous income) derived from the operation of the Property and all expenses incurred in connection with the ownership and operation of the Property; and (ii) containing a statement of the number of apartments located on the Property, the number occupied and the number vacant. Mortgagee may request that Mortgagor furnish an additional report once every six months and upon such request, which shall be in writing, Mortgagor shall furnish such statement within ninety (90) days.

(b) Mortgagor shall also furnish to the Mortgagee on or before the 10th day of each month during the term hereof (beginning with November 10, 1975) an itemized statement showing as of the first day of that month the total number of rental units, the number of units leased on a current rent-paying basis and the number not so leased, and the gross actual income of the Property (including miscellaneous income) and the actual expenses of operation maintenance and repair thereof for the preceding month or in lieu of such report, the standard "Monthly Leasing Report" of Mortgagor in acceptable form to the Mortgagee. From and after the delivery of a true statement showing a gross actual monthly income at least equal to 1/12 of \$486,930.00 such statements shall be furnished semi-annually (beginning with the tenth day of the sixth month following such delivery) for so long as Mortgagee shall require.

19. Mortgagor shall keep adequate records and books of account in accordance with sound accounting practices for a cash or accrual basis and shall permit Mortgagee, by its agents, accountants and attorneys, to visit and inspect the Property and examine its records and books of account relating to the Property at such reasonable times as may be requested by Mortgagee.