

instrument which imposes a restriction upon the sale, leasing, or occupancy of the property subject to the insured mortgage on the basis of race, color or creed.

In selecting tenants for the property covered by the mortgage, the corporation shall not discriminate against any person or persons by reason of the fact that there are children in the family.

Section 5.
Allowable Charges

The Corporation shall have the right to charge to and receive from any tenant such amounts as from time to time may be mutually agreed upon between the tenant and the Corporation and approved in writing by a majority of the holders of the Preferred Stock, for any facilities and/or services which may be furnished by the Corporation or others to such tenant upon his request, in addition to the facilities and services included in the approved "Rental Schedule". Such services may include but are not limited to furniture or furnishings, telephone operator and switchboard services, electric current, gas, air cooling and conditioning furnished by the Corporation or others in connection with the operations of such housing facilities.

Section 6.
Limitations as to Additional Rent

The Corporation shall not, without prior written approval of the holders of the Preferred Stock, require as a condition of the occupancy or leasing of any unit in the project the purchase of any corporation stock either from the Corporation or any stockholder or the payment to or deposit with the Corporation, or any other person or persons, any amount other than the prepayment of the first month's rent, plus a security deposit in an amount not in excess of one month's rent to guarantee the performance of covenants of the lease. Funds collected as security deposits shall be kept separate and apart from all other Corporate funds and deposited in a trust account which shall at all times equal or exceed the aggregate of all outstanding claims.

Section 7.
Maintenance and Repairs

The Corporation shall maintain its project, the grounds, buildings and equipment appurtenant thereto, in good repair and condition, and failure so to do, after receipt of notice, as provided in Article VI, Section 2, shall constitute a default hereunder.

Section 8.
Corporate Records and Other Information

The plans and specifications of the Project, its buildings and equipment and all corporate books, records, documents and contracts shall at all times be maintained in reasonable condition for proper audit and shall be subject to inspection and examination at all reasonable times by the holders of the Preferred Stock.

At the request of the Commissioner or his duly authorized agents, the Corporation shall give specific answers to questions upon which information is desired from time to time relative to the income, assets, liabilities, contracts, operations, condition of the property, status of the insured mortgage and any other data with respect to the