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If such violation is not corrected to the satisfaction of the HUD Area Manager, within thirty days after the date such notice is mailed or within such further time as the HUD Area Manager reasonably determines is necessary to correct the violation, without further notice the HUD Area Manager may declare a default under the mortgage or deed of trust and/or this Agreement and effective on the date of such default the HUD Area Manager may:

- a. Declare the whole of indebtedness under the note evidencing indebtedness for the Section 312 rehabilitation loan immediately due and payable and then proceed with the foreclosure of the mortgage;
 - b. Apply to any court, State or Federal, for specific performance of this Agreement, for an injunction against any violation of the Agreement, for the appointment of a receiver to take over and operate the project in accordance with the terms of the Agreement, or for such other relief as may be appropriate, since the injury to the HUD Area Manager arising from a default under any of the terms of this Agreement would be irreparable and the amount of damage would be difficult to ascertain.
4. The provisions of the regulatory agreement are in addition to, and do not alter, modify, or set aside in any respect, the provisions of Form HUD-6231 Terms and Conditions Federal Rehabilitation Loan under Section 312 of the Housing Act of 1964, as amended, and the

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