

deems necessary or desirable in order to prevent or cure any such default by the Grantor. The Lender may expend such sums of money as the Lender, in its sole discretion, deems necessary for any such purpose, and the Grantor hereby agrees to pay to the Lender, immediately upon demand, all sums so expended by the Lender, together with interest thereon from the date of each such payment at the rate per annum of two percent (2%) in excess of the rate specified in the Term Note. All sums so expended by the Lender, and the interest thereon, shall be added to and secured by the lien of this deed of trust, mortgage or deed to secure debt. The Grantor will give the Lender immediate notice by certified mail of any notice of default or notice of cancellation received from any tenant.

Upon the condemnation of the premises or improvements thereon or any part thereof, the entire unpaid balance of the Notes secured hereby shall, at the option of the Lender, at once become due and payable, and any award paid for such taking is hereby assigned to the Lender to further secure the above-referred-to indebtedness, and the Lender is hereby authorized and empowered (but not required) to collect and receive such award and is authorized to apply it in whole or in part in reduction of the then-outstanding debt secured by this deed of trust or mortgage, notwithstanding the fact that the same may not then be due and payable. Any amounts so applied to principal shall be applied to the principal last maturing hereon. The Grantor agrees to execute such further assignments of any such awards as the Lender may require.

If at any time during the term of this deed of trust, mortgage or deed to secure debt the herein-described property or any part thereof shall be conveyed, transferred or further encumbered without the prior written consent of the Lender, the indebtedness evidenced by the Notes shall, at Lender's option, become at once due and payable.

In the event of the passage after the date of this instrument of any law of the State wherein the property described herein lies deducting from the value of the premises

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