

Borrower authorizes Lender to apply such awards, payments, proceeds or damages, after the deduction of Lender's expenses incurred in the collection of such amounts, at Lender's option, to restoration or repair of the Property or to payment of the sums secured by this Mortgage, whether or not then due with the balance, if any, to Borrower. Unless Borrower and Lender otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the installments referred to in paragraphs 1 and 3 hereof or change the amount of such installments. Borrower agrees to execute such further evidence of assignment of any awards, proceeds, damages or claims arising in connection with such condemnation or taking as Lender may require.

7. Preservation and Maintenance of Property. Borrower (a) shall preserve and maintain the Property in good condition and repair; (b) shall not commit or permit waste, impairment, or deterioration of the Property; (c) shall not abandon the Property; (d) shall not commit or permit any action that will increase the risk of fire or other hazard to the Property or any part thereof; (e) shall give Lender prompt notice of any loss, damage, or destruction to the Property; (f) shall restore, repair, or replace promptly and in a good and workmanlike manner all or any part of the Property to the equivalent of its original condition, or such other condition as Lender may approve in writing, in the event of any damage, injury, or loss thereto, whether or not insurance proceeds are available to cover in whole or in part the costs of such restoration, repair, or replacement; (g) shall promptly comply with all present and future laws, ordinances, regulations and requirements of any governmental body applicable to the Property; (h) shall, if the Property is to be used for purposes normally requiring professional management, provide or employ such management; (i) shall not remove, replace, demolish, or alter any fixture, personal property or other part of the Property without the prior written consent of the Lender; (j) shall not institute, participate in, or consent to any change in any restrictive covenant, zoning ordinance, or other public or private restriction limiting the uses that may be made of the Property.

8. Inspection. The Lender and anyone authorized by the Lender shall have the right to enter and inspect the Property at all reasonable times. If at any time after default by the Borrower under the terms of the Note, Mortgage, or other instrument securing the Note, the Lender determines that the management or maintenance of the Property is unsatisfactory, the Borrower shall employ, for the duration of such default, such managing agent for the Property as Lender may designate.

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