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principal (whether at maturity or by prepayment as provided in the Note and Note Ordinance) payable on each such quarterly payment date, provided that any amount at any time held for application to the payments as they become due on the Note in accordance with the provisions hereof shall be credited against the next rental payment to the extent such amount is in excess of the amount required for payments of the Note theretofore due; and provided further, that if the amount held by the Mortgagee for application as aforesaid should be sufficient to pay at the times required the principal of and interest on the Note then remaining unpaid, the Lessee shall not be obligated to make any further rental payments under the foregoing provisions of this Section.

In the event the Lessee should fail to make any of the payments required in this Section 5.3 the item or installment so in default shall continue as an obligation of the Lessee until the amount in default shall have been fully paid, and the Lessee agrees to pay the same with interest thereon at the Penalty Rate until fully paid. The provisions of this Section shall be subject to the provisions of Section 9.6 hereof.

SECTION 5.4. Place of Rental Payments. The rent provided for in Section 5.3 hereof shall be paid directly to the Mortgagee for the account of the County and will be applied against the Note.

SECTION 5.5. Payments in Lieu of Taxes. It is recognized that under the provisions of the Act when any pro-

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