

**UNKNOWN COUNTRIES:** Borrower and Lender have agreed to the following terms:

**1. Payment of Principal and Interest.** Borrower shall pay to the Lender the principal and interest on the indebtedness evidenced by the Note, prepayment and late charges as set forth in the Note, and the principal and interest on any Future Advances secured by this Mortgage.

**2. Funds for Taxes and Insurance.** Subject to applicable law or terms written directly by Lender, Borrower shall pay to Lender on the day monthly installments of principal and interest are payable under the Note, or if the Note is paid in full a sum therein funds equal to one-twelfth of the yearly taxes and assessments which may attach prior to this Mortgage, and ground rents on the Property, if any, plus one-twelfth of yearly premiums due to be paid to Lender, for insurance plus one-twelfth of yearly premiums installments for mortgage insurance, if any, at such reasonable estimated rate as and from time to time by Lender on the basis of assessments and taxes and reasonable estimates thereof.

The Funds shall be held in an account the deposits in each unit of which are issued or guaranteed by a Federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may at charge for costs of collection of debts on the Funds under his said account or verifying and compiling said assessments and bills unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender have agreed in writing at the time of execution of this Mortgage that interest on the Funds shall be paid to Borrower and unless such agreement is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower interest thereon on the Funds. Lender shall give to Borrower without charge, no annual account of the Funds or any accrued debt to the Funds and the purpose for which each debt to the Funds was made. The Funds are pledged as additional security for the sums secured by this Mortgage.

If the amount of the Funds held by Lender together with any amounts due and undischarged amounts of Funds payable prior to the due dates of taxes, assessments, insurance premiums and other debts that exceed the amount required to pay said taxes, assessments, insurance premiums and other debts as they fall due such excess shall be at Borrower's option, either promptly repaid to Borrower or credited to Borrower in respect of the amount of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and other debts as they fall due, Borrower shall pay to Lender any amount necessary to make up the difference within 30 days from the date notice is mailed by Lender to Borrower regarding the payment thereof.

Upon payment in full of all sums secured by this Mortgage, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 18 hereof the Percentage Yield of the Property is otherwise indicated by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sum secured by this Mortgage.

**3. Application of Payments.** Unless otherwise provided, the first of payments received by Lender under the Note and paragraphs 1 and 2 hereof shall be applied to the principal amount due to Lender to the extent possible to Lender by Borrower under paragraph 2 hereof; then to interest accrued on the Note at the rate of interest set forth in the Note until the latest and then paid on the Upfront Advances.

**4. Charges; Liens.** Borrower shall pay all taxes, assessments, insurance premiums, and other amounts due from time to time in respect of the Property which may affect it presently or heretofore. Mortgages, deeds of trust, liens, and rights retained in the manner set forth in paragraph 2 hereof, shall be held by Lender as security for payment when due directly to the payee thereof. Borrower shall promptly pay all taxes, assessments, insurance premiums, and other amounts due under this paragraph, and in the event Borrower shall make payment of taxes, assessments, insurance premiums, and other amounts due under such payments, Borrower shall promptly refund to Lender the amount so paid. It is agreed that Borrower shall not be required to make payments of taxes, assessments, insurance premiums, and other amounts due under this paragraph if such fees are affixed to the account books of Lender, and if Lender has given notice to Borrower of the amount of such fees in writing, and if Borrower has failed to make payment of such fees to Lender within ten days after receipt of such notice.

**S. Hazard Insurance.** Home hazard insurance against damage caused by fire, lightning, wind, water, or other hazards.

The author would like to thank the editor and the anonymous reviewers for their useful suggestions and comments which greatly improved the manuscript. This research was partially funded by grants from the National Science Foundation and the Missouri Department of Natural Resources.

**B**ut the most important thing about the new system is that it is a system. It is a system that can be adopted by any organization, no matter what its size or complexity.

10. The Project Manager shall be responsible for the preparation of the final report of the Project, which shall include the following:

- (a) A detailed description of the Management Plan;
- (b) A detailed description of the Project's performance against the Management Plan;
- (c) A detailed description of the Project's financial performance against the Management Plan;
- (d) A detailed description of the Project's risks and opportunities;
- (e) A detailed description of the Project's lessons learned.

For less developed and B-level countries, the main priority is the reduction of energy consumption and the promotion of energy efficiency. This can be achieved through the implementation of energy efficiency standards, incentives for energy-efficient technologies, and regulations that encourage the use of renewable energy sources.

**6. Preservation and Maintenance of Property; Leasholds; Condominiums; Planned Unit Developments; Borrower shall keep the Property in good repair and shall not commit waste or injure the title or deterioration of the Property and shall comply with the applicable laws of the State of Michigan and the City of Muskegon and all other applicable zoning, building, health, fire, safety, and environmental laws, rules, regulations, and covenants existing at the time of the origination of the Note, in the title to the condominiums or planned unit developments, and in the title to the Property, except as varied by the agreement of the holder as executed by Borrower and recorded in the office of the Clerk of Muskegon, Michigan, the original documents of which title shall be incorporated into and made a part of this Note. All the terms of the instrument set forth above shall be incorporated.**

**2. Protection of Lender's Security.** It is agreed that upon the occurrence of any event as set forth in the Mortgage or in any other instrument executed by the Borrower, which would entitle the Lender to exercise his rights under the Mortgage, including but not limited to non-payment of principal or interest, or any other sums due hereunder, or non-observance of any term, condition or covenant contained in this Note, or any other instrument executed by the Borrower, or if the Borrower becomes bankrupt, prior to the date of the Lender's election to foreclose the Mortgage, the Lender may take such action as he deems necessary to protect his security, and take such action as is necessary to protect Lender's interest in the property, including but not limited to the payment of reasonable attorney's fees and court costs, the Proprietary expenses, the Lender's expenses, the trustee's expenses, and the condition of making the sum certificated by the Mortgage Holder available to the Lender for payment of any sum due him in accordance with the terms of this Note, and the Lender may exercise all the rights and remedies available to him under the Mortgage, the Note and any other instrument executed by the Borrower.