

## TITLE TO REAL ESTATE

Preferred Stock, voting as a class, shall be entitled to elect one of the five Directors of the Corporation hereinabove provided, and the holders of the Common Stock, voting as a class, shall be entitled to elect the remaining four of the said five Directors of the said Corporation. In the event of any Default by the corporation, as hereinafter defined, and during the period of such default, the holders of the Preferred Stock, voting as a class, shall be entitled to remove all existing Directors of the Corporation, and to elect new Directors in their stead: Provided, however, that one of said Directors shall be the owner or holder of one or more shares of Common Stock. When such Default shall have been cured, the right to elect Directors shall again vest in the holders of the Preferred Stock and in the holders of the Common Stock as provided in the first sentence of this sub-division (f). Except as otherwise provided herein the voting powers of all shares of capital stock of the corporation shall be alike and each share of the Preferred Stock and each share of the Common Stock shall entitle the holders thereof to one vote.

(g) The minimum amount of capital with which the corporation shall commence business shall be Fifteen Thousand (\$15,000.00) Dollars. Before the issuance of Preferred Stock there shall have been paid into the corporation in cash the sum of Twenty Four Thousand One Hundred Forty Nine (\$24,149.00) Dollars.

1. Upon the insurance by the Administrator of a certain Mortgage or Deed of Trust (hereinafter called the Mortgage) said Preferred Stock shall be delivered to the Administrator and so long as said insurance shall be in effect such stock shall be held by him or his successors and shall be registered upon the books of the corporation in the name of the Federal Housing Administration. During such period the Corporation shall not be required to change said registration or to recognize any persons other than the representatives of the Administration, as the holders of any of said shares of Preferred Stock.

2. Except with the prior approval, which may be conditional or unconditional, of the holders of a majority of the shares of Preferred Stock, given either in writing or by vote at a meeting of Preferred Stockholders called for that purpose, and except with such other approval or authorization as may be required, the corporation shall not

(a) sell, assign, transfer, lease, mortgage or otherwise dispose of or encumber any real or personal property, including rents, except as required or specifically permitted by the terms of the Mortgage: Provided, however, that the corporation without such written consent may rent or lease dwelling accommodations to tenants solely for actual occupancy, for a period not exceeding one year;

(b) remodel, reconstruct, alter, demolish, or add to or subtract from the premises constituting the project and subject to such Mortgage, or make any improvement or construct any structure thereon except as hereinafter expressly permitted;

(c) authorize or make any change against any of its tenants other than the rental charge hereinafter set forth: Provided, that the corporation shall have the right to charge to and receive from any such tenant such amounts from time to time as may be mutually agreed upon between such tenant and the corporation with the written approval of the holders of a majority of the shares of Preferred Stock, for any facilities and/or services which may be furnished by the corporation to such tenant upon his request, over and above the facilities and services to which such tenant may be entitled by virtue of his lease, including, among other things, telephone operator and switchboard services, electric current (if sold by the corporation), air cooling and conditioning (if made available by the corporation) and other additional or extraordinary facilities or services which may be furnished by the corporation in connection with the operation of such housing facilities;

(d) permit the occupancy of any of the dwelling accommodations of the corporation except at or below the rents fixed by the Schedule of Rentals provided hereinafter;