

provisions dealing with payment of principal or interest, without the prior written consent of the mortgagee.

34. Covenants of mortgagor-Purchase Money Mortgage.

(a) The mortgagor agrees to comply with all of the terms, covenants, and conditions of the Purchase Money Mortgage on the part of the mortgagor to be performed or observed, other than with respect to the payment of the constant monthly payments of principal and interest due under the said mortgage.

(b) In the event the mortgagor shall fail to so comply with any of the terms, provisions and conditions of the Purchase Money Mortgage within five days prior to the expiration of any applicable grace period provided for in the said mortgage and such failure shall result in a default thereunder (other than with respect to payment of the monthly constant payments due thereunder as aforesaid), such failure on the part of the mortgagor shall automatically constitute a default under this Wraparound Mortgage which shall entitle the mortgagee, at its option, to exercise any and all of the same rights and remedies given the mortgagee in this Wraparound Mortgage in the event of the default in the payment of principal or interest under this Wraparound Mortgage.

35. Parallel reductions of balance of principal. If the unpaid principal balance of the Purchase Money Mortgage is reduced either by application by the holder of either or both of the said Mortgages of insurance proceeds or of condemnation proceeds in reduction of said principal balances, or by prepayments made by the mortgagor with the prior written consent of the mortgagee, so that in either event the mortgagee's obligation under this Wraparound Mortgage to pay the holder of the Purchase Money Mortgage the unpaid principal balance of said Purchase Money Mortgage (as hereinbefore provided) is similarly reduced, then in such event, the mortgagee agrees that the mortgagor's obligation to pay the principal indebtedness to the mortgagee under this Wraparound Mortgage shall be likewise reduced by an equivalent amount, such equivalent amount to be deducted from the payment to be made by the mortgagor to the mortgagee under this Wraparound Mortgage at maturity; but no such deduction shall operate to reduce the obligation of the mortgagor to make the constant monthly payments of interest due and payable under this Wraparound Mortgage.

36. Grace period in event of default in payment. If the mortgagee shall default in making any required payment of interest under the Purchase Money Mortgage, at least five days prior to the expiration of the applicable grace period therefor, the mortgagor shall have the right to advance the funds necessary to cure such default and all funds so advanced by the mortgagor, together with interest thereon at a rate of 15% per annum, shall be credited against the next installment(s) of the interest and principal due under this Wraparound Mortgage.

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