

EXHIBIT J

Borrower assigns to Lender any proceeds or awards which may become due by reason of any condemnation or other taking for public use of the whole or any part of the Property or any rights appurtenant thereto, and Lender may, at its option, either apply the same to the Loan or release the same to Borrower without thereby incurring any liability to any other person. Borrower agrees to execute such further assignments and agreements as may be reasonably required by Lender to assure the effectiveness of this Section. In the event any governmental agency or authority shall require or commence any proceedings for the demolition of any buildings or structures comprising a part of the Property, or shall commence (and) proceedings to condemn or otherwise take all of the land comprising a part of the Property, then and in any of said events, Lender may, at its option, declare the Loan to be immediately due and payable in full.

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