

annual principal installment as hereinabove provided such next maturing annual principal installment shall be increased to an amount equal to such net proceeds of sale. Except in the year 1955, the mortgagor shall also pay on July 1st of each year, together with accrued interest thereon, the amount by which said net proceeds of sale in the first six months of any such year exceed one-half the next maturing annual principal installment; but the amount of any such half-year payment shall be credited on the next maturing principal installment due hereunder (either as hereinabove provided or as increased by the terms of the next preceding sentence). For the purpose of this paragraph, the net proceeds of sale of any such lot abutting on Augusta Road shall be 85% of the gross selling price thereof and the net proceeds of sale of any such lot not abutting on Augusta Road shall be 75% of the gross selling price thereof; provided that, in those cases in which any lot or lots are sold on contracts providing for periodic payments and under which transfer of title to the purchaser is deferred until the full selling price has been paid by said purchaser to the mortgagor, only that portion of the selling price of said lot or lots actually received by the mortgagor within the calendar year or half-year shall enter into the computation of net proceeds of sale as herein provided.

(7) That it will sell said lots for a fair and adequate consideration only and solely in the ordinary course of its business as hereinafter defined; and will keep true and accurate records of its affairs, including lot sales, and upon demand and reasonable notice, shall permit the mortgagees to inspect, review and audit its records to determine the net proceeds of sale of lots as hereinabove defined, the amount payable to the mortgagees by reason thereof as hereinabove provided, and compliance by the mortgagor with all the terms, covenants, agreements and conditions of this mortgage