

of its assets, except as contemplated by the Company Documents;

(f) Purchases and Leases. Purchase or agree to purchase or lease any real or personal property, other than (i) as contemplated by the Company Documents, (ii) necessary office space, furniture and fixtures for the conduct of its business, and (iii) assets having an aggregate purchase price of less than \$1,000;

(g) Restrictions on Business. Engage in any business or other undertaking other than the business of acquiring, owning, holding and leasing the Properties and financing the cost thereof, all as contemplated by the Company Documents.

(h) Loans. Make any advance or loan to, or invest in or purchase any security of, or assume, guarantee, purchase or otherwise become directly or indirectly liable upon the obligation of, any person, partnership, corporation, association or other legal entity, or make any commitment so to do;

(i) Dividends, Officers' Compensation, etc. Declare or pay any dividends on any shares of its capital stock or make any other distribution on, or any purchase, redemption or other acquisition of, any shares of its capital stock, or pay any wages or salaries or other compensation to officers, directors, employees or others, except out of net earnings.

7. Events of Default. If any one or more of the following events (individually an "Event of Default") shall occur:

(a) non-payment, when due, of any installment of principal or of interest on the Note continued unremedied for a period of seven (7) days after notice from Mortgagee to the Company; provided, however, if over the course of any five