

the rent and other charges payable and the term of the lease and any supporting or supplemental schedules. If Mortgagor fails to furnish said statements, Mortgagee, at Mortgagor's expense, has the right to audit Mortgagor's books and records.

(b) As to any tenant who, under the terms of its lease, shall have the right to let all or any portion of the Mortgaged Property consisting of more than one apartment unit, the Mortgagor shall provide Mortgagee within 30 days following Mortgagee's written request, the same financial statements and information required above of the Mortgagor.

(c) Mortgagor shall also furnish to Mortgagee on or before the 10th day of each month during the term hereof (beginning with the first month after the Note and Mortgage have been purchased by The Seamen's Bank for Savings), an itemized statement showing as of the first day of that month the total number of rental units, the number of units leased on a current rent-paying basis and the number not so leased, and the gross income of the premises (including miscellaneous income) and the actual expenses of operation, maintenance and repairs thereof for the preceding month. From and after the delivery of a statement showing a gross monthly income equal to 1/12th of \$501,120.00, such statements shall be furnished semi-annually (beginning with the tenth day of the sixth month following such delivery) for so long as Mortgagee shall require.

12. The Mortgagor within six days upon request in person or within thirty days upon request by mail will furnish a written statement, duly acknowledged, of the amount due on this Mortgage and whether any offsets or defenses exist