

Mortgage, unless the then prevailing custom in the industry (as defined by the policies then in effect by the 25 largest insurance companies in the United States) is for an earlier than 20 year balloon payment first mortgage loan on properties similar to the Property covered hereby. Under such circumstances where a balloon payment (earlier than upon the twentieth year anniversary) is required, the balloon payment permitted hereunder will be the most favorable balloon generally granted by such 25 largest insurance companies on similar multi-family residential rental properties.

4. At such time as the aggregate cumulative net proceeds of the New Mortgages (after payment of the then principal balance of the Underlying Obligations which they replace) exceed \$85,000.00 _____ respecting the Property covered hereby, then:

- (i) if the New Mortgage is placed within 15 years from the date hereof, 35% of such excess, or
- (ii) if the New Mortgage is placed more than 15 years from the date hereof, then 50% of such excess shall be paid to the holder of the note secured hereby. Any such payment to the holder shall be applied as a prepayment of the last principal payments to come due pursuant to the notes secured hereby.

Secured Party shall execute any requested subordination documents to permit refinancing hereunder within 30 days after Owner's written request therefor, unless Secured Party shall within said 30-day period procure an irrevocable commitment for the same or greater amount of principal on better terms and conditions and Secured Party shall close such alternate financing within 60 days after Owner's original request. The foregoing right of Secured