

F. Secured Party shall be obligated to execute all documents reasonably required to effect a condominium conversion and/or land subdivision or the like. Secured Party shall execute releases of this Security Instrument against individual condominiums and/or subdivided buildings on a reasonable basis to the end that the Note(s) secured hereby shall ultimately be paid in full and the quality and quantity of the remaining collateral shall not be materially diminished. The terms upon which the holder of any Underlying Obligation shall similarly execute releases, shall be considered a guideline in determining the foregoing. Such documents shall be executed within 30 days after Owner's request, accompanied by copies of commitments from the holders of the Underlying Obligations to execute similar releases.

G. The failure of Secured Party to execute any documents when required of it under Paragraphs E or F above may result in serious damages to Owner in the management and/or further development of the Property to the end that prolonged litigation would not be an adequate remedy. Therefore, Owner may, upon failure to receive Secured Party's documents within such respective time period, immediately apply for arbitration of the dispute in Los Angeles County, California in accordance with the rules of the American Arbitration Association then obtaining, and the decision of the arbitrators, including assessment of fees and costs based upon the respective "fault" of the parties, shall be final and binding and enforceable in a court of competent jurisdiction. In addition to the foregoing remedy, Owner shall be entitled, after the expiration of the respective time period without receipt of Secured Party's documents, to suspend all further