

by the mortgagee of a written request therefor (but not more than once in any year) a detailed statement in writing signed by the mortgagor (or a duly authorized officer of mortgagor if a corporation, or by a general partner if the mortgagor is a partnership) covering the period of time specified in such request, showing all income derived from the operation of the Mortgaged Premises and all disbursements made in connection therewith, and a rent roll listing all tenants (which may be by apartment numbers instead of names) of the Mortgaged Premises, the rent and other charges payable under the terms of their leases or other agreements, and the expiration dates of their leases. The mortgagee and its authorized representatives shall have the right to enter and inspect the Mortgaged Premises at all reasonable times.

40. Covenants run with land. The covenants contained in this agreement shall run with the land and bind the mortgagor, the successors and assigns of the mortgagor and all subsequent owners, encumbrancers, tenants and subtenants of the Mortgaged Premises and shall inure to the benefit of the mortgagee, the personal representatives, successors and assigns of the mortgagee and all subsequent holders of this Wraparound Mortgage.

41. Condemnation; application of proceeds. In the event the Mortgaged Premises or any part thereof shall be taken in condemnation by any governmental authority, this Wraparound Mortgage and the note secured thereby, after vesting of title in such condemnation and until paid, shall not continue to bear interest at the rate provided herein (or lesser percentage not exceeding the maximum rate legally collectible if the rate provided herein exceeds the maximum legal rate), and if the rate of interest on the condemnation award paid by the government or condemning authority is less than the rate provided herein, the mortgagor agrees to accept from the mortgagee the amount of interest paid by such government or condemning authority, computed upon the unpaid principal from the date to which interest on this Wraparound Mortgage shall have been paid to the date of payment of the award to the mortgagee, and the mortgagor assigns to the mortgagee so much of the award in such condemnation as shall be required to pay said interest. The foregoing assignment of the award is in addition to and not in derogation or limitation of, the rights in and claim to any condemnation award for the taking of the whole or part of the Mortgaged Premises which, by virtue of the Wraparound Mortgage or by operation of law, the mortgagee may have for the principal and interest under the Wraparound Mortgage unpaid and accrued on the date of the vesting of title in such condemnation.

42. Notices and payments. The mortgagor agrees to promptly send to the mortgagee copies of any notices received by it from the holder of the Purchase Money Mortgage. The mortgagee agrees to send to the mortgagor, at the time the