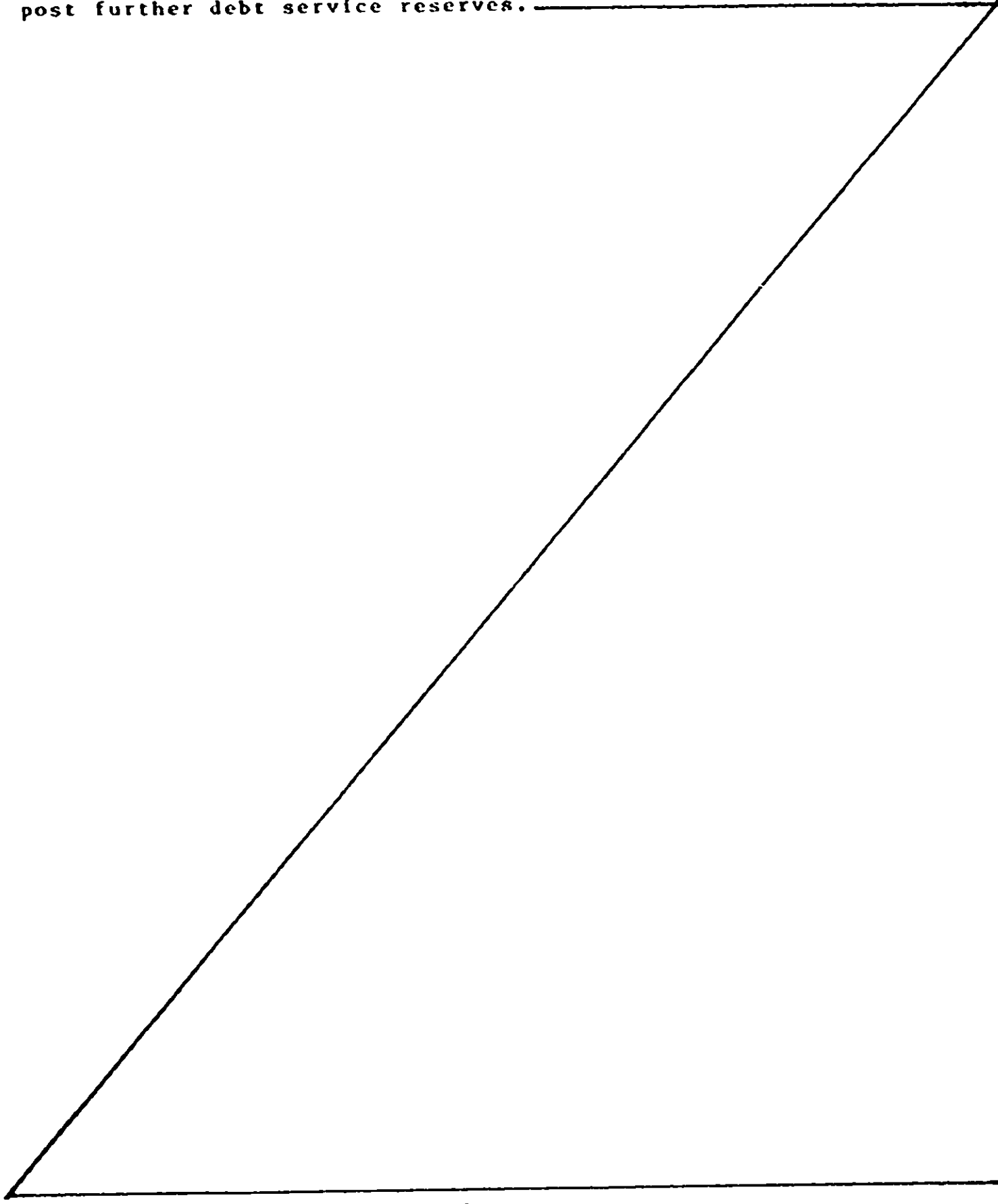


the foregoing as to net rentable income from tennant leases, in the event such leases do not generate the aforesaid amount, then in such event Borrower shall deposit with Lender the amount of the difference between the net rentable income, net of expenses, and 110% of the monthly debt service payment of the Indebtedness times twelve. Such amount shall be placed with Lender and used to pay monthly debt service. Borrower agrees to deposit on each anniversary date from the Conversion Date such amount as is needed to cover the debt service as aforesaid. At such time as leases once generate rents equal to 110% of the debt service, as calculated above, Lender shall return to Borrower the balance of any debt service deposit and Borrower shall have no further obligation to post further debt service reserves.



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