

audited, but shall be prepared in accordance with generally accepted accounting principals. Mortgagor shall maintain full and correct books and records in accordance with generally accepted accounting principles showing in detail the cost of renovations and earnings and expenses relating to the Property and shall permit representatives of the Mortgagee to examine such books and records and all supporting vouchers and data at any time and from time to time as the Mortgagee may reasonably request, at the Property or at such other place in the vicinity of the Property as such books and records are customarily kept. All financial statements required hereunder shall be prepared at the sole cost of Mortgagor.

7. If any proceedings to take the Property or any part thereof by exercise of the power of eminent domain are undertaken or threatened, the Mortgagor shall give the Mortgagee prompt written notice thereof. Any award made to the Mortgagor shall be paid to the Mortgagee, and the Mortgagor hereby appoints the Mortgagee its attorney-in-fact to receive and give all appropriate discharges for any such award. Any such award may, at the option of the Mortgagee, be applied to the principal of the Note, or to the payment of accrued interest, or may be released to the Mortgagor in whole or in part upon conditions satisfactory to the