

PHFA LIMITED PARTNERSHIP ADDENDUM

Upon authorization by the partnership, the Managing General Partner may execute a Mortgage Note (which shall include a confession of judgment clause) and a Mortgage in order to secure a loan from the Pennsylvania Housing Finance Agency ("PHFA") and to execute a Regulatory Agreement between the partnership and the PHFA and other documents required by the PHFA in connection with such loan, all in such form as required by PHFA. All said documents will have been reviewed by all General and Limited Partners. All Partners, General and Limited, hereby give the General Partner the right to authorize the confession of judgment on the partnership. Upon execution, all said documents shall be binding upon the partnership and all of the Partners, whether they become Partners before or after the execution thereof and shall remain binding upon the partnership and the Partners so long as the property described therein is encumbered by a Mortgage to the PHFA. There shall be no change or modification of this Limited Partnership Agreement without the PHFA's prior written consent. Any incoming Partner shall and does, as a condition of receiving an interest in the partnership property, agree to be bound by the provisions of all said documents required in connection with the PHFA loan to the same extent and on the same terms as the other Partners. Anything elsewhere to the contrary notwithstanding, in the event that any provision of this Limited Partnership Agreement in any way tends to contradict, modify or in any way change the terms of any or all of the above mentioned documents, the terms of said documents shall prevail. The provisions of this paragraph giving preference to said documents will automatically become void at such time as the mortgage loan upon the project is no longer held by PHFA, its successors or assigns, and for such period, notwithstanding anything to the contrary herein contained, the partnership expressly recognizes and subjects itself to Section 401-A(4) of the Housing Finance Agency Law.