U.S. Department of Housing and Urban Development

Regulatory Agreement for Multifamily Projects –

Rider for Tax Credit Master Lease, Master Tenant

MASTER TENANT

**THIS RIDER TO REGULATORY AGREEMENT- MULTIFAMILY HOUSING PROJECTS** (“Rider”) is by and between \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, a \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (the "**Master Tenant**"), and the UNITED STATES DEPARTMENTOF HOUSING AND URBAN DEVELOPMENT, acting by and through the Secretary, his or her successors, assigns or designates ( “**HUD**”).

**RECITALS:**

**WHEREAS,** Master Tenantand HUD have entered into that certain U.S. Department of Housing and Urban Development Regulatory Agreement for Multifamily Projects (the “Agreement”) of even date with this Rider, with respect to Mortgaged Property (capitalized terms used but not defined herein shall have the meaning ascribed thereto in the Agreement) owned by \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, a \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (**“Borrower**”); and

**WHEREAS,** the Borrower intends to make certain Improvements to the Mortgaged Property in a manner that qualifies for federal and state historic rehabilitation tax credits (collectively, “Historic Tax Credits”), and/or utilize New Markets Tax Credits (“NMTC”); and

**WHEREAS**, upon completion, the Project will consist of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (the “Multifamily Portion”), \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (“Office Portion”), \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (“Retail Portion,”), and \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (the “Parking Garage, which together with the Retail Portion and Office Portion are sometimes collectively referred to as the “Commercial Portion”); ”); [change, as appropriate, to address composition of the Project]and

**WHEREAS,** to maximize the benefits of the [Historic Tax Credits] [and/or] [NMTC], Borrower has requested that HUD permit, with respect to an application for mortgage insurance, a transaction (the “Transaction”) that will include Borrower entering into a lease of the Mortgaged Property (the “Master Lease”) with Master Tenant; and

**WHEREAS**, the Borrower has further requested that HUD allow Master Tenant to sublease (i) the Commercial Portion (“Master Commercial Sublease”) to \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, a \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (the “Commercial Tenant”) and, (ii) the Multifamily Portion (the “Master Residential Sublease”, which together with the Master Commercial Sublease are referred to as the “Sublease(s)”) to \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, a \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (the “Residential Tenant”); and[change, as appropriate, consistent with the composition and leasing of the Project]

**WHEREAS,** to finance the Project,the Borrower intends to utilize, among other sources, the proceeds from a \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ ($\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_) loan to be insured under section \_\_\_ of the National Housing Act (“FHA-Insured Loan”), and Owner, Master Tenant, Residential Tenant and Commercial Tenant have each agreed to execute a separate HUD prescribed regulatory agreement with rider attached (respectively, a “Regulatory Agreement”), to provide HUD with additional protection now and as reasonably may be deemed necessary from time-to-time in the future by HUD, with respect to the FHA-Insured Loan, the Transaction, and the operation of the Mortgaged Property.

**NOW, THEREFORE,** for and in consideration of the above premises and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree the Agreement is amended as follows:

**1. Incorporation of Recitals.** The foregoing recitals are hereby incorporated by reference as if fully set forth herein.

**2. Definitions/Applicability**.

1. Master Tenant is executing this Rider to amend and supplement the Agreement (the Agreement and this Rider are sometimes collectively referred to herein as the “Amended Regulatory Agreement”). Except as specifically amended by this Rider, the Agreement remains in full force and effect in accordance with its terms.

1. Except as otherwise provided, capitalized terms defined herein are for the purpose of convenience with respect to this Rider only, and do not change or otherwise affect terms defined or used in the Agreement.
2. The undertakings and obligations stated to be the Borrower’s under the Agreement are hereby deemed to be obligations of the Master Tenant, substituting Master Tenant for Borrower in the Agreement, except to the extent that Master Tenant is incapable of performing, or otherwise should not be required to perform, such undertaking or obligation. The Master Tenant’s capability or requirement to perform an undertaking or obligation shall be determined by HUD. For example, by way of illustration but not limitation, the Master Tenant is not obligated to make payments due under the Note and Security Instrument, as required under section 9 of the Agreement, but Master Tenant is obligated to provide to HUD the annual financial report required under section 18 of the Agreement.

**3. Master Lease and Remedies.**

* 1. Master Tenant covenants and agrees to comply with all of the terms and conditions contained in the Master Lease. A default by Master Tenant beyond any reasonable cure period that may be provided under the Master Lease is a default under the Amended Regulatory Agreement. Such default does not require notice and/or an opportunity to cure as a condition to HUD’s exercise of remedies available under the Amended Regulatory Agreement.
  2. The Master Tenant agrees that the Master Lease (i) hereby incorporates the obligations and undertakings of Master Tenant under the Amended Regulatory Agreement, as additional covenants and agreements under the Master Lease, and (ii) shall not be modified or amended, without the prior written consent of HUD. An uncured default under the Amended Regulatory Agreement shall be deemed to be an incurable default under the Master Lease.
  3. Upon Master Tenant’s receipt of notification of the issuance of a notice of a default under the Regulatory Agreement between HUD and the Borrower, or a default under any other document that is executed to evidence, secure or otherwise executed in connection with the FHA-Insured Loan (“FHA-Insured Loan Documents”), Master Tenant agrees to pay all rent due Borrower under the Master Lease to HUD or to the FHA-Insured Loan lender (“Lender”), as directed by HUD, as assignee of the Borrower, so long as the Master Lease shall be in effect. Moreover, Master Tenant agrees that in the event that the FHA-Insured Loan is assigned to the Secretary, at HUD’s election and upon thirty (30) days notice to Master Tenant at any time thereafter the Master Lease shall terminate.
  4. The Master Lease, including without limitation the estate and rights created thereunder, is and shall remain fully subordinate to the FHA-Insured Loan and to the FHA-Insured Loan Documents.

**4. Regulatory Agreement with Commercial Tenant and Master Commercial Sublease.**

1. The undertakings and obligations of Master Tenant under the Amended Regulatory Agreement are not relieved or amended by virtue of any undertaking or obligation of Commercial Tenant or Residential Tenant under a Regulatory Agreement (a “Tenant Regulatory Agreement”), or any other agreement related directly or indirectly to the Transaction, including, without limitation, the Subleases. Master Tenant acknowledges and consents to the terms and conditions contained in each Tenant Regulatory Agreement.
2. Without limiting the above, Master Tenant acknowledges that an uncured default under a Tenant Regulatory Agreement will be an incurable default under the applicable Sublease, with rights and remedies resulting therefrom available to Borrower, Master Tenant, the Lender and/or HUD. In addition to any rights and remedies available to HUD and/or the Lender, Master Tenant agrees to immediately terminate the applicable Sublease and pursue all available rights and remedies arising as a result of such default under a Sublease.
3. Master Tenant agrees that neither Sublease shall be modified or amended, without the prior written consent of HUD.

**5. Further Conveyance.**

1. Notwithstanding the prohibition contained in section 35 of the Agreement against the conveyance or transfer of any interest in the Mortgaged Property or the Rents therefrom, HUD recognizes the Subleases, and further, approves the (sub) subleasing by (i) the Commercial Tenant of the Commercial Portion, and (ii) the Residential Tenant of the Residential Portion, subject to such (sub) subleasing being accomplished in a commercially reasonable and practical manner.
2. *[If there is a purchase option component to the Transaction involving tax credit investors, you may conform the bracketed provisions; otherwise, delete the bracketed provisions]* Without limiting any of HUD’s regulatory or administrative controls under the Amended Regulatory Agreement, including without limitation section 35 of the Agreement, Master Tenant agrees not to permit or suffer a conveyance, transfer or encumbrance of any interest in the Master Tenant, directly or indirectly, without the written consent of HUD. [Notwithstanding the foregoing, HUD hereby consents to the consummation of the transactions contemplated in that certain Purchase Option Agreement (Federal Investor Member) and that certain Purchase Option Agreement (State Investor Member), delivered to HUD prior to the execution of this Rider (individually, an “Option Agreement”), provided that (i) at the time of consummation of said transactions a default does not exist under the FHA-Insured Loan or an event of default does not exist under the Master Lease, or an event exists which with the passage of time and/or giving of notice would become a default under the FHA-Insured Loan or an event of default under the Master Lease, and (ii) upon the consummation of said transactions, (A) 100% of the member interests in the Master Tenant shall be held by one or more of the parties with an ownership interest in the Borrower, and (B) they will have been accomplished in accordance with and subject to the respective Option Agreement, without encumbering directly or indirectly the Mortgaged Property, including without limitation any Personalty.]

**6. Surplus Cash.** Without limiting any provision of the Amended Regulatory Agreement,Master Tenant specifically acknowledges and agrees to conform to and be bound by the limitations and controls with respect to Distribution(s) and Surplus Cash, as defined and contained in the Amended Regulatory Agreement and/or Program Obligations.

1. Surplus Cash will be determined as if the Mortgaged Property is owned and operated by one single purpose entity using the income and expenses of the Borrower, Master Tenant, Residential Tenant and Commercial Tenant (collectively, “All Parties”) in the aggregate, applying the Surplus Cash calculation set forth in the Amended Regulatory Agreement between Borrower and HUD, except the costs of oversight by tax credit agencies, including the asset management fee, shall not be deducted in calculating Surplus Cash, as these are entity expenses that are not deemed to be an expense of the Mortgaged Property.

**(b)** Distributions of Surplus Cash are permitted subject to the full compliance by All Parties **(i)** of each party’s undertakings and obligations under their respective Regulatory Agreement, **(ii)** with all contracts with HUD that apply to the Project, and **(iii)** with Program Obligations.

**(c)** When available as a Distribution, Surplus Cash may be shared among All Parties in the amounts and manner determined by such parties.

**7. Additional Compliance.**

1. Master Tenant covenants and agrees to comply with all Program Obligations, to the extent HUD deems them to be applicable, consistent with section 2.(c) above, as if Master Tenant is the borrower thereunder.
2. Without limiting the foregoing, there shall be full compliance with the provisions of **(i)** any State or local laws prohibiting discrimination in housing on the basis of race, color, creed, or national origin; and **(ii)** with the Regulations of the Federal Housing Administration providing for non-discrimination and equal opportunity in housing. It is understood and agreed that failure or refusal to comply with any such provisions shall be a proper basis for HUD to take any corrective action deemed necessary including, but not limited to, the refusal to consent to a further renewal of the Master Lease, and the refusal to enter into future contracts of any kind in which the Master Tenant is identified; and further, if the Master Tenant is a corporation or any other type of business association or organization which may fail or refuse to comply with the aforementioned provisions, HUD shall have a similar right of corrective action **(iii)** with respect to any individuals who are officers, directors, trustees, managers, partners, members, associates or principal stockholders of the Master Tenant; and **(iv)** with respect to any other type of business association, or organization with which the officers, directors, trustees, managers, partners, members, associates or principal stockholders of the Master Tenant may be identified.
3. Master Tenant recognizes that annual financial reports required under section 18 of the Agreement cannot, at this time, be filed electronically in HUD’s FASS-MF system. Master Tenant agrees to submit such reports to HUD on paper, but otherwise in conformance with the electronic filing requirements of the FASS-MF system. Upon direction from HUD, Master Tenant agrees to utilize the FASS-MF system to file annual financial reports.

**(d)** Two initial operating deficit escrows (“IOD(s)”) are established contemporaneously with the execution of this Amended Regulatory Agreement, pursuant to terms and conditions contained in the Firm Commitment for mortgage insurance, one for the Multifamily Portion and another for the Commercial Portion of the Mortgaged Property. Master Tenant agrees to cooperate fully with the Borrower to process from time to time the release of funds from the IODs.

**8.** **Security Interest.** Contemporaneous with the execution of the Amended RegulatoryAgreement and the funding of the FHA-Insured Loan, Master Tenant is executing the Master Lease which contains a security agreement that encumbers all personal property owned by the Master Tenant and used in the operation or maintenance of the Mortgaged Property, to secure its performance under the Master Lease, which Master Lease (including the security agreement contained therein) is being collaterally assigned to secure further the Lender. Further, the Residential Tenant and Commercial Tenant are each executing a Sublease which contains a security agreement that encumbers all personal property owned by the Commercial Tenant or Residential Tenant, respectively, to be used in the operation or maintenance of the Mortgaged Property, to secure its performance under the applicable Sublease, which Sublease (including the security agreement contained therein) is being collaterally assigned to secure further the Lender. [change, as appropriate, consistent with the composition and leasing of the Project]

**9.** **Statutory Penalties.** Notwithstanding that Master Tenant is not the mortgagor or owner of record, for purposes of establishing liability for Master Tenant's actions, Master Tenant agrees to be treated as an "owner" or a "mortgagor" under the double damages provision at 12 U.S.C. § 1715z-4a, the equity skimming penalty under 12 U.S.C. §1715z-19, or the civil money penalty under Section 537 of the National Housing Act, 12 U.S.C. § 1735f-15.

**10. Further Assurances.** The Master Tenant and HUD each agree to execute and deliver all additional instruments and/or documents reasonably required by either party to this the Amended Regulatory Agreement to further evidence or confirm the intent of the Amended Regulatory Agreement.

**11.** **Headings.** The headings or titles to the sections of this Rider are inserted for  convenience only and shall not be deemed a part hereof or affect the construction or interpretation of any provisions hereof.

**MASTER TENANT**

By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Title: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Secretary of Housing and Urban Development**

By:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Authorized Agent

Date:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

[ADD ACKNOWLEDGMENTS FOR RECORDING PURPOSES]