by Lender and Trustee in enforcing the covenants and agreements of Borrower contained in this Deed of Trust and in enforcing Lender's and Trustee's remedies as provided in paragraph 22 hereof, including, but not limited to, reasonable attorney's fees; and (iv) Borrower takes such action as Lender may reasonably require to assure that the lien of this Deed of Trust, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Deed of Trust shall continue unimpaired. Upon such payment and cure by Borrower, this Deed of Trust and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

Upon acceleration under this Deed of Trust or upon abandonment of the Property, Lender shall be entitled to have a receiver appointed by a court to enter upon, take possession of the Property and take any and all steps the receiver deems necessary and appropriate to protect and perserve the Property.

24. Future Advances. Upon request of Borrower, Lender at Lender's option before release of this Deed of Trust, may make Future Advances to Borrower Such Future Advances, with interest thereon, shall be secured by this Deed of Trust when evidenced by promissory notes stating that said notes are secured by this Deed of Trust, not including sums advanced in accordance herewith to protect the security of this Deed of Trust, exceed the amount of the Note.

25. Estoppel Certificate. Borrower shall, upon 20 days' notice by Lender furnish a written statement duly acknowledged, of the amount due hereunder, and whether any offsets, counterclaims, or defenses exist with respect to the debt secured hereby.

26. Release. Upon payment of all sums secured by this Deed of Trust, Lender or Trustee shall release this Deed of Trust without charge to Borrower. Borrower shall pay all cost of recordation, if any.

27. Trustees. (a) The Trustees shall have no liability or responsibility for any act or failure to act done in good faith or without willful misconduct or gross negligence.

(b) Lender at Lender's option may from time to time remove any Trustee and appoint a successor Trustee to any Trustee appointed hereunder by an instrument recorded in the city or county in which this Deed of Trust is recorded. Without conveyance of the Property, the successor trustee shall succeed to all the title, power and duties conferred upon the Trustee herein and by applicable law.

(c) Any one Trustee may act for or on behalf of all Trustees.

28. Further Assurances. Borrower warrants specially the Property and will execute such further assurance thereof as may be necessary.

IN WITNESS WHEREOF, Borrower has executed this Deed of Trust on the day and year first above written.

WITNESS:

_____ (Seal) By Marina O. Ahmadi
Marina O. Ahmadi

_____ By _____

STATE OF MARYLAND, Montgomery County ss:

I hereby Certify, That on this 27 day of July, 1984, before me the subscriber, a Notary Public of the State of Maryland and for the county aforesaid, personally appeared Marina O. Ahmadi, known to me or satisfactorily proven to be the person(~~s~~) whose name(~~s~~) is subscribed to the within instrument and acknowledge that ~~s~~he (~~they~~) executed the same for the purposes therein contained.

As Witness: May Hand and Notarial Seal.

Cynthia M. Prunier
Notary Public
Cynthia Prunier

My Commission Expires: 7/1/86