

(8) "Mortgagor" means a local development corporation or a municipality or a county, or their instrumentalities.

(9) "Mortgage payments," means periodic payments by the mortgagor to the mortgagee required by the mortgage, and may include interest, installments of principal, taxes and assessments or payments in lieu thereof, land lease rentals, mortgage insurance premiums and hazard insurance premiums, and such depreciation payments as may be necessary to maintain the integrity of the project until the principal has been completely amortized, or any of them as the Authority may prescribe.

(10) "Municipality" means a municipal corporation in Maryland subject to the provisions of Article 11E of the Constitution; and it also means the Mayor and City Council of Baltimore. "County" means one of the twenty-three counties of Maryland.

266R.

(a) *Upon default in payment of any installment by the mortgagor, the Authority, after notification of such default, will pay to or on behalf of the mortgagee all sums required by the lease, EXCLUSIVE OF ANY ACCELERATION PROVISION, as and when such sums fall due, and no more., TO THE EXTENT PROVIDED IN THE MORTGAGE INSURANCE AGREEMENT.*

(b) When a mortgagor does not meet mortgage payments insured by the Authority by reason of vacancy of its industrial project, the Authority, for the purpose of maintaining income from industrial projects on which mortgage loans have been insured by the Authority and for the purpose of safeguarding the mortgage insurance fund, may grant the mortgagor permission to lease or rent the property to a tenant for a use other than that specified in paragraph 3 of Section 266-O, such lease or rental to be temporary in nature and subject to such conditions as the Authority may prescribe.

266S.

(a) There is hereby created an industrial project mortgage insurance fund, hereinafter in this subtitle referred to as the "fund" which shall be used by the Authority as a non-lapsing, revolving fund for carrying out the provisions of this subtitle. To this fund shall be charged any and all expenses of the Authority, including mortgage insurance payments required by loan defaults and to the fund shall be credited all receipts of the Authority, including mortgage insurance premiums and proceeds from the sale, disposal, lease, or rental of real or personal property which the Authority may receive under the provisions of this subtitle [.] , and income earned by the investments of the Authority made on its behalf by the State Treasurer upon instruction of the Authority.

(b) Moneys in the fund not needed currently to meet the expenses and obligations of the Authority shall be deposited with the State treasurer to the credit of the fund [or may be] and invested in such manner as is provided for by statute.

(c) *The State Treasurer shall render ~~quarterly~~ ANNUAL reports to the Authority advising the members of the Authority of the status of the funds invested, the market value of the assets in the fund as of the date such statement is rendered, and the income earned by*