

(C) SCOPE OF AGREEMENTS.

(1) THESE AGREEMENTS SHALL PROVIDE:

(I) THAT THE TITLE TO THE PROPERTY WILL BE TAKEN IN THE NAME OF THE DEPARTMENT TO THE USE OF THE STATE OF MARYLAND; AND

(II) THAT, WHEN TITLE IS TAKEN, A FIRST MORTGAGE ON THE PROPERTY FOR THE FULL AMOUNT OF THE PRICE OF THE PROPERTY WILL BE EXECUTED BY THE DEPARTMENT, ACTING FOR THIS STATE, TO THE RETIREMENT SYSTEM LENDING THE ACQUISITION PRICE.

(2) THE RETIREMENT SYSTEM MORTGAGEE IN EACH TRANSACTION SHALL BE DETERMINED BY AGREEMENT BETWEEN THE SECRETARY AND THE TRUSTEES OF THE PARTICULAR RETIREMENT SYSTEM. THE DEPARTMENT SHALL PAY THE COSTS OF ACQUISITION, INCLUDING ANY MORTGAGE RECORDATION COSTS, TITLE SEARCHES, AND COURT COSTS.

(3) EACH AGREEMENT SHALL PROVIDE THAT THE SECRETARY MAY REDEEM THE MORTGAGE AT ANY TIME BEFORE THE LETTING OF A TRANSPORTATION IMPROVEMENT CONTRACT UTILIZING THE PROPERTY.

(D) SPECIFIC CONTENTS OF AGREEMENT.

IN ADDITION TO ANY OTHER NECESSARY PROVISIONS AGREED TO BY THE SECRETARY AND THE TRUSTEES, EACH AGREEMENT BETWEEN THE DEPARTMENT AND A RETIREMENT SYSTEM SHALL PROVIDE THAT, WHILE THE DEPARTMENT HOLDS TITLE TO THE PROPERTY, THE DEPARTMENT:

(1) HAS THE EXCLUSIVE RIGHT TO USE AND MANAGE THE PROPERTY;

(2) HAS THE RIGHT TO ALL RENTAL AND OTHER INCOME ARISING FROM USE OF THE PROPERTY;

(3) SHALL AUTHORIZE PAYMENT OF ALL TAXES, INSURANCE PREMIUMS, AND COSTS OF MAINTAINING THE PROPERTY; AND

(4) SHALL SAVE THE RETIREMENT SYSTEM HARMLESS FROM ANY LIABILITY IN CONNECTION WITH THE MANAGEMENT OF THE PROPERTY.

(E) LIMITS ON AMOUNT TO BE LOANED.

(1) THE TOTAL AMOUNT THAT MAY BE LOANED UNDER THIS SECTION BY ALL OF THE RETIREMENT SYSTEMS COMBINED MAY NOT EXCEED AT ANY TIME:

(I) FOR THE 5-YEAR PERIOD BEGINNING JUNE 1, 1967, AND FOR ANY SUCCEEDING 5-YEAR PERIOD, 10 PERCENT OF THE COMBINED TOTAL ASSETS OF THE RETIREMENT SYSTEMS;
OR