

MORTGAGE

THIS MORTGAGE, made this _____ day of _____, by _____,
_____,
residing at _____,
St. Louis Park, Minnesota (hereinafter designated as Mortgagor) to the City of St. Louis Park, a public body corporate and politic, whose main office is located at 5005 Minnetonka Boulevard, in the City of St. Louis Park, County of Hennepin, State of Minnesota (herein designated as Mortgagee).

WITNESSETH: That said Mortgagor hereby mortgages and conveys to said Mortgagee the following described premises located at _____, St. Louis Park, Minnesota (the "Property"), and legally described as:

This Mortgage is given in consideration of and as security for the payment of _____ (\$ _____) (the "Loan Funds"), receipt of which is hereby acknowledged and which is made to enable the Mortgagor to purchase the Residence. The Loan is evidenced by a Note (the "Note") a copy of which is attached hereto as Schedule 1 and incorporated herein by reference.

Mortgagor makes and includes in this Mortgage the Statutory Covenants and other provisions set forth in Minnesota Statutes, Section 507.15, and, the Mortgage covenants with the following statutory covenants:

- a. To warrant title to the Residence.
- b. To pay all other mortgages, liens, charges or encumbrances against the Residence as and when they become due.
- c. To pay the indebtedness of the Note as herein provided.
- d. To pay all real estate taxes on the Residence.
- e. That the Residence shall be kept in repair and no waste shall be committed.
- f. Mortgagor shall keep any buildings on the Residence insured against loss by fire and other hazards for at least the sum of the full insurable value of the Residence for the protection of the Mortgagee.
- g. That the whole of the principal sum shall become due after default, in the payment of any installment of principal or interest, if any, or of any tax, or in the performance of any other covenant, at the option of the Mortgagee.

If the Mortgagor herein shall pay the Mortgagee herein, its successors or assigns, the sum of (\$) when it becomes due according to the terms of the above-mentioned Note, then this Mortgage shall be null and void, otherwise to remain in full force and effect. But if default shall be made in payment of said sum when due or in any of the covenants or agreements contained herein or therein, then the Mortgagee may declare immediately due and payable the entire unpaid principal balance together with interest thereon, if any, and the Mortgagee, its successors or assigns, are hereby authorized and empowered to foreclose this Mortgage by action or advertisement, pursuant to the statutes of the State of Minnesota in such case made and provided, power being expressly granted to sell the Residence at public auction and convey the same to the purchaser in fee simple and, out of the proceeds arising from such sale, to pay the principal of the Note with interest, if any, together with all legal costs and charges of such foreclosure and the maximum attorney's fees permitted by law.

Mortgagee prior to acceleration shall mail notice to Mortgagor specifying: (1) the event of default; (2) the action required to cure such event; (3) the date, not less than thirty (30) days from the date the notice is mailed to Mortgagor, by which date such default must be cured; and (4) that failure to cure such default on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage and sale of the Residence. The notice shall further inform Mortgagor of the right to reinstate after acceleration and the right to bring a court action to assert the nonexistence of a default or any other defense of Mortgagor to acceleration and sale. If the default is not cured on or before the date specified in the notice, Mortgagee at Mortgagee's option may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may invoke the power of sale hereby granted and any other remedy permitted by applicable law.

Notwithstanding Mortgagee's acceleration of the sums secured by this Mortgage, Mortgagor shall have the right to have any proceedings begun by Mortgagee to enforce this Mortgage discontinued at any time prior to the earlier of (i) sale of the Residence pursuant to the power of sale contained in this Mortgage or (ii) a judgment enforcing this Mortgage, if: (a) Mortgagor pays Mortgagee all sums constituting the default actually existing under this Mortgage and the Note at the commencement of foreclosure proceedings under this Mortgage; (b) Mortgagor cures all breaches of any other covenants or agreements of Mortgagor contained in this Mortgage, (c) Mortgagor pays all reasonable expenses incurred by Mortgagee in enforcing the covenants and agreements of Mortgagor contained in this Mortgage and in enforcing Mortgagee's remedies as provided herein, including, but not limited to, reasonable attorney's fees, and (d) Mortgagor takes such action as Mortgagee may reasonably require to assure that the lien of this Mortgage, Mortgagee's interest in the Residence and Mortgagor's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Mortgagor, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

MORTGAGOR HEREBY: EXPRESSLY CONSENTS TO THE FORECLOSURE AND SALE OF THE MORTGAGED PROPERTY BY ACTION PURSUANT TO MINNESOTA STATUTES CHAPTER 581 OR, AT OPTION OF MORTGAGEE, BY ADVERTISEMENT PURSUANT TO MINNESOTA STATUTES CHAPTER 580, WHICH PROVIDES FOR SALE AFTER SERVICE OF NOTICE THEREOF UPON THE OCCUPANT OF THE MORTGAGED RESIDENCE AND PUBLICATION OF SAID NOTICE FOR SIX WEEKS IN THE COUNTY IN MINNESOTA WHERE THE MORTGAGED RESIDENCE IS SITUATED AND ACKNOWLEDGES THAT SERVICE NEED NOT BE MADE UPON MORTGAGOR PERSONALLY UNLESS MORTGAGOR IS AN OCCUPANT AND THAT NO HEARING OF ANY TYPE IS REQUIRED IN CONNECTION WITH THE SALE AND EXCEPT AS MAY BE PROVIDED IN SAID STATUTES, EXPRESSLY WAIVES ANY AND ALL RIGHT TO PRIOR NOTICE OF SALE OF THE MORTGAGED RESIDENCE.

This Mortgage and said Note shall be construed according to the laws of the State of Minnesota.

