

It is further agreed that the mortgagor will furnish to the mortgagee an annual statement of income and operating expenses of the operation of the building constructed on the land herein described made by a certified public accountant within 120 days after the close of each fiscal year of the building operation and to further furnish the mortgagee secured hereby with such interim balance sheets and profit and loss statements as shall be required by the mortgagee.

This mortgage shall also secure additional loans hereafter made by the then holder of the note secured hereby to the then owner of the real estate described herein, provided that no such additional loan shall be made if the making thereof would cause the total principal indebtedness secured hereby to exceed the amount of the original principal indebtedness stated herein. Each such additional loan shall be evidenced by a note or other evidence of indebtedness identifying such additional loan as part of the indebtedness secured hereby, and shall mature not later than the then maturity date of the original indebtedness secured hereby. Nothing herein contained shall imply any obligation on the part of any holder of said note to make any such additional loan.

The party secured hereby at its option may at any time renew or extend the note secured hereby or alter or modify the same in any way, and may waive any of the covenants or conditions of said note or this mortgage in whole or in part either at the request of the party of the first part or of