

11. Additional Loans. The security of this Mortgage shall extend to and cover any additional loans or advances made by Mortgagee to Mortgagor at any time or times hereafter.

12. No Additional Financing. Without the prior written consent of Mortgagee, other than the lien of the First Mortgage created of even date herewith, Mortgagor shall not create or cause or permit to exist any lien on, or security interest in the Mortgaged Premises, including any furniture, fixtures, appliances, equipment, or other items of personal property owned by Mortgagor which are intended to be or become part of the Mortgaged Premises, and shall not incur any secured indebtedness which is secured by the Mortgaged Premises for money borrowed to purchase the Mortgaged Premises or any part thereof, other than the indebtedness secured hereby and the liens heretofore approved by Mortgagee, if any; provided, however, Mortgagee may create purchase money security interests in fixtures, equipment, appliances or other personal property not to exceed in the aggregate \$10,000.00.

Mortgagor shall promptly discharge, at Mortgagor's cost and expense, all monetary liens, encumbrances and charges upon the Mortgaged Premises, or any part thereof or interest therein; provided, however, that Mortgagor shall have the right to contest in good faith the validity of any such lien, encumbrance or charge, if Mortgagor shall first deposit with Mortgagee a bond or other security satisfactory to Mortgagee in such amount as Mortgagee shall reasonably require, but not more than one hundred and fifty percent (150%) of the amount of the claim, and provided further that Mortgagor shall thereafter diligently proceed to cause such lien, encumbrance or charge to be removed and discharged. If Mortgagor shall fail to discharge any such lien, encumbrance or charge, then, in addition to any other right or remedy of Mortgagee, Mortgagee may, but shall not be obligated to, discharge the same, either by paying the amount claimed to be due, or by procuring the discharge of such lien by depositing in