

no mechanic's or similar liens for labor or materials supplied in connection with Restoration, the balance, if any, of Net Condemnation Proceeds shall be paid to Mortgagor.

1.11 Additional Security. That, in the event Mortgagee at any time holds additional security for any of the obligations secured hereby, it may enforce the sale thereof or otherwise realize upon the same, at its option, either before or concurrently herewith or after a sale is made hereunder.

1.12 Successors and Assigns. That this Mortgage applies to, inures to the benefit of and binds all parties hereto, their successors and assigns. The term "Mortgagee" shall mean the owner and holder of the Note, whether or not named as Mortgagee herein.

1.13 Inspections. That Mortgagee or its agents, representatives or workmen, are authorized to enter at any reasonable time upon or in any part of the Property for the purposes of (i) inspecting the same and (ii) performing any of the acts it is authorized to perform under the terms of any of the Loan Instruments.

1.14 Liens. To pay and promptly discharge, at Mortgagor's cost and expense, all liens, encumbrances and charges upon the Property that are not specifically permitted by this Mortgage, or any part thereof or interest therein; provided, however, that the existence of any mechanic's, laborer's, materialman's, supplier's or vendor's lien or right thereto shall not constitute a violation of this Section 1.14 if payment is not yet due under the contract on which such lien or right arose and if such contract does not postpone payment for more than sixty days after the performance thereof, Mortgagor shall have the right to contest in good faith the validity of any such lien, encumbrance or charge, provided Mortgagor shall first deposit with Mortgagee a bond or other security reasonably satisfactory to Mortgagee in such amounts as Mortgagee shall reasonably require, but not more than 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 court a bond for the amount claimed or otherwise giving security for such claim, or in such manner