Mortgagee may advance such sums of money, including all costs, reasonable attorney's fees and other items of expense as it deems necessary. Nothing herein contained shall be construed as requiring the Mortgagee to advance monies for any of the purposes aforesaid, and the advance of such monies for such purposes shall in no wise waive or affect the Mortgagee's right of foreclosure or any other right or remedy hereunder.

11. Mortgagor will pay to Mortgagee, immediately and without demand, all sums of money advanced by Mortgagee pursuant to this Mortgage, and all sums, including costs, expenses and reasonable agent's or attorney's fees, which Mortgagee may expend or become obligated to pay in any proceedings, legal or otherwise, to prevent the commission of waste, to establish or sustain the lien of this Mortgage or its priority, or to defend against liens, claims, rights, estate, easements, or restrictions, asserting priority to this Mortgage, in payment, settlement, discharge, or release of any asserted lien, claim, right, easement or restriction made against the Premises; or to recover any sums hereby secured, including all costs, reasonable attorney's fees and other items of expense, together with interest on each such advancement at the rate of fifteen (15%) per cent per annum, and all such sums and interest thereon shall be secured hereby.

12. In the event any of the Premises consists of chattels, the Mortgagor shall keep such chattels, and any renewals, replenishments or replacements thereof on the Premises where they are now located and shall not remove any portion thereof without the Mortgagee's consent.

    (a) In the event of foreclosure of this Mortgage or suit on the note secured hereby, the Mortgagee hereby waives any right to recover a money judgment against any individual or corporation, including the partners of the Mortgagor, both limited and general.

    (b) Mortgagor covenants and agrees not to resort to any other or secondary financing, including but not limited to the placing or maintenance of additional