

**Pugsy Mortgage Loan Agreement**  
**Discover Bank.**

**I. THE PARTIES.** This Payment (Installment) Agreement (“Contract,” “Agreement”) dated 2/29/2024, is by and between:

**CREDITOR:** Discover Bank. (“Creditor”), and

**DEBTOR:** Pugsy (“Debtor”). and

**HEREINAFTER,** the Debtor and Creditor (“Parties”) agree to the following:

**II. BALANCE.** At the time of this agreement, the Debtor owes the Creditor the amount of \$275,000 (with interest added) (“Current Balance”) for the services of: the Creditor loaning the Debtor \$250,000 (without interest added)

**REPAYMENT PLAN.** To satisfy the Amount Owed, the Debtor agrees to repay the Creditor under the following terms:

**DOWNPAYMENT.** The Debtor shall pay a downpayment in the amount of \$0.00 at the signing of this Contract

**INTEREST RATE.** The Amount Owed shall bear a fixed agreed upon amount.

**REPAYMENT PERIOD.** The debtor shall repay the Creditor on the first day of each week beginning on 2/29/2024 (date contract was signed) and ending on 4/29/2024 (date of last payment) in equal installments

**COLLATERAL.** In the case of a default Discover Bank (Nexalin) will be able to claim ownership of plots purchased with the loaned money which will be listed in the loan ticket and on this contract after plots are purchased.

**PAYMENT INSTRUCTIONS**

**IV. LATE PAYMENT.** Any partial or late payment under this Agreement shall be allowed in accordance with the following:

Allow the Debtor to make a payment within 24 hours provided the Debtor pays a late fee of \$20,000

**V. PREPAYMENT.** The Debtor may prepay the amount owed without penalty

**VI. CO-SIGNER.** No cosigner

**VII. DEFAULT.** If for any reason the Debtor should not oblige to any section or portion of this Agreement, the Debtor shall be considered in default. Under such an event, the remaining balance of the Amount Owed shall be due within five (5) business days, with the Debtor liable to pay all reasonable attorney’s fees and costs of collection of the Creditor. In addition, the Creditor may reclaim any property

or goods in connection with the Amount Owed, hold and dispose of the same, and collect expenses, together with any deficiency due from the Debtor, subject to the Debtor's right to redeem said items pursuant to law.

**VIII. GOVERNING LAW.** This Agreement shall be governed by, and construed in accordance with, the laws of the Commonwealth of Redmont ("Governing Law")

**IX. SEVERABILITY.** The unenforceability or invalidity of any clause in this Agreement shall not have an impact on the enforceability or validity of any other clause. Any unenforceable or invalid clause shall be regarded as removed from this Agreement to the extent of its unenforceability and invalidity. Therefore, this Agreement shall be interpreted and enforced as if it did not contain the said clause to the extent of its unenforceability and invalidity.

**X. ENTIRE AGREEMENT.** This Agreement contains all the terms agreed to by the Debtor and Creditor relating to its subject matter, including attachments and addendums. This agreement replaces all previous discussions, understandings, and oral agreements.

**IN WITNESS THEREOF,** the Parties have executed this Agreement as of the undersigned dates written below

DATED: 2/29/24

**DEBTOR'S SIGNATURE - Pugsy - CEO of Blackstone**

**CREDITORS SIGNATURE - *Nexalin* - CEO Of Discover Bank**