

having an unexpired term of more than one year; nor modify any such lease so as to shorten the term, decrease the rent, accelerate the payment of rent or change the terms of any renewal option; and any such purported assignment, cancellation, surrender, prepayment or modification made without the written consent of the Mortgagee shall be void as against the Mortgagee.

15. The Mortgagor covenants to pay any stamp taxes imposed by any governmental authority that may be payable upon the execution of this Mortgage and the Note secured hereby, and on any prior instruments that shall be assigned to the Mortgagee herein simultaneously with the delivery hereof.

16. No remedy herein conferred upon or reserved to the Mortgagee is intended to be exclusive of any other remedy herein or by law provided or permitted, but each shall be cumulative and shall be in addition to any other remedy given hereunder or now or hereafter existing at law or in equity or by statute. Every power or remedy given by this Mortgage to the Mortgagee or to which it may be otherwise entitled, may be exercised, concurrently or independently, from time to time