

Mortgagee, shall immediately surrender possession of the Mortgaged Property occupied by Mortgagor to the Mortgagee, and if Mortgagor is permitted to remain in possession the possession shall be as tenant and Mortgagor shall, on demand, pay monthly in advance to the Mortgagee a reasonable rental for the space so occupied, and in default thereof Mortgagor may be dispossessed by the usual summary proceedings.

26. Mortgagee shall have the right from time to time to take action to recover any sums, whether interest, principal or any installment of either, or any other sums required to be paid under the terms of this Mortgage, as the same become due, without regard to whether or not the principal sum secured, or any other sums secured, by the Note shall be due, and without prejudice to the right of Mortgagee thereafter to bring an action of foreclosure, or any other action, for default by Mortgagor existing at the time such earlier action was commenced. Nothing in this Mortgage or in the Note shall affect the obligation of the Mortgagor to pay the principal of, and interest on, the Note in the manner and at the time and place therein respectively expressed.

27. Mortgagee in exercising its rights hereunder, shall also have, without limitation, all of the rights and remedies provided by the Uniform Commercial Code including the right to proceed under the Uniform Commercial Code provisions governing default as to any personal property which may be included in the Mortgaged Property, separately from the real estate included therein, or to proceed as to all of the Mortgaged Property in accordance with its rights and