

as is or may be prescribed by law and Mortgagor shall forthwith pay to Mortgagee each such amount paid by Mortgagee together with interest that shall accrue thereon at the Default Rate from the date such amount is paid by Mortgagee. Nothing in this Mortgage shall be construed as a limitation on Mortgagor's right to further encumber the Property with additional liens to secure indebtedness to the beneficiaries thereof.

1.15 Mortgagee's Powers. Without affecting the liability of any other person liable for the payment of any obligation mentioned in this Mortgage, and without affecting the lien or charge of this Mortgage upon any portion of the Property not then or theretofore released as security for the full amount of all unpaid obligations, Mortgagee may, from time to time and without notice (i) release any person so liable, (ii) extend the maturity or alter any of the terms of any such obligations, (iii) grant other indulgences, (iv) release or reconvey, or cause to be released or reconveyed, at any time and at Mortgagee's option, any parcel, portion or all of the Property, (v) take or release any other or additional security for any obligation mentioned in this Mortgage, or (vi) make compositions or other arrangements with debtors in relation thereto.

1.16 Lease. With respect to the Lease, Mortgagor agrees:

(a) That it shall cause this Mortgage to be superior to the Lease and the covenants, conditions and restrictions set forth in the Lease and will execute all necessary instruments reasonably required by the Mortgagee to effectuate and preserve the superior lien status.

(b) To keep and perform each and every covenant, agreement and obligation of the lessee set forth in the Lease, and not to commit, suffer or permit any breach thereof. If Mortgagor shall default under the Lease, Mortgagee may at its option take any action necessary or desirable to cure any default by Mortgagor in the performance of any of the terms, covenants and conditions of the Lease, Mortgagee being authorized to enter upon the Property for such purposes or to exercise its remedies under the Assignment of Rents. Any default by the lessee under the Lease shall be a default under this Mortgage.

(c) To give immediate notice to Mortgagee of any default under the Lease within Mortgagor's knowledge or of the receipt by it of any notice of default from the lessor under