

Mortgage shall not be deemed to be a waiver of any of such Obligations or such rights, and the Mortgagee, notwithstanding any such failure, may thereafter insist upon the strict performance by the Mortgagor of any and all of the Obligations and/or enforce such rights. In addition, any payment made by the Mortgagee for the Impositions or any other charges affecting the Premises shall not constitute a waiver of the Mortgagee's default in making such payments and shall not obligate the Mortgagee to make any such further payments.

37. No Release. The Mortgagor and any other Person now or hereafter obligated for the payment or performance of all or any part of the Obligations shall not be released from paying and performing such Obligations and the lien of this Mortgage shall not be affected by reason of: (a) the failure of the Mortgagee to comply with any request of the Mortgagor, or of any other Person so obligated, to take action to foreclose this Mortgage or otherwise enforce any of the provisions of this Mortgage or of any of the Obligations secured by this Mortgage; (b) the release, regardless of consideration, of the obligations of any Person or Persons liable for payment or performance of the Obligations or any part thereof; or (c) any agreement or stipulation extending the time of payment or modifying the terms of the Note or the Loan Agreement, and in the event of such agreement or stipulation, the Mortgagor and all such other Persons shall continue liable under the Loan Docu-