

any other party then having an interest in the premises or property covered hereby or in any way liable on the indebtedness secured hereby, and may take other security for said indebtedness or release any such other security, or release any party primarily or secondarily liable on the said note or hereunder, or on such other security, and may grant such extensions or indulgences in relation to said note and this mortgage and the payment thereof, or may apply to the principal or interest or prepayment premium of the indebtedness secured hereby any part or all of the proceeds obtained by sale or otherwise as herein provided, without resort or regard to other security, all without in any way affecting the lien of this mortgage.

The mortgagor agrees that if it shall grant any lien on the property covered hereby junior to this mortgage, such junior lien shall be subject to the condition that the time for payment of the indebtedness hereby secured and the manner and amount payment thereof, and the benefits of the security afforded hereby and by the note may, without the consent of such junior lienor, and without any obligations to give notice of any kind thereto, be extended, re-extended or suspended on any terms whatsoever without in any manner affecting the priority of the lien hereby created as security for the payment of the indebtedness secured hereby.

The mortgagor further agrees that if it has demised, or shall hereafter demise, the above described premises or any space in the improvements thereon, by leases subordinate or junior (either by the date thereof, or by the express terms thereof) to the lien of this mortgage, then despite such subordination the party secured hereby shall have the right to recognize any such lease and, in the event of any foreclosure sale hereunder, such lease shall continue in full force and effect and the tenant thereunder will