

(i) Marshalling of assets principles shall not govern any foreclosure sale and the fee simple title, unencumbered by any leasehold, is to be the asset sold at said foreclosure sale.

22. Remedies Cumulative. Mortgagee may exercise all of the rights and remedies provided in this Mortgage or the Note, or in any other Loan Security Document, or which may be available to Mortgagee by law, and all such rights and remedies may be cumulative and concurrent and may be pursued singly, successively or together, at Mortgagee's sole discretion, and may be exercised as often as occasion therefor shall occur. Any real estate sold pursuant to any writ of execution issued on a judgment obtained by virtue of the obligation of this Mortgage, or pursuant to any writ of execution issued on a judgment obtained by virtue of the obligation of this Mortgage or to any judicial proceedings under the Mortgage, may be sold in one parcel, as an entirety, or in such parcels, and in such manner or order as Mortgagee, in its sole discretion, may elect.

23. Waivers by Mortgagor. Mortgagor hereby waives and releases (a) all technical errors, defects and imperfections in any proceedings instituted by Mortgagee under this Mortgage, (b) all benefits that might accrue to Mortgagor by virtue of any present or future laws exempting the Mortgaged Premises or any part of the proceeds arising from any sale thereof, from attachment, levy or sale under execution, or providing any stay of execution, exemption from civil process, extension of time for payment, or rights of redemption, (c) all notices not herein elsewhere specifically required of Mortgagor's default or of Mortgagee's exercise of, or election to exercise, any option under this Mortgage, (d) any present or future statute of limitation or moratorium law or any other present or future law, regulation or judicial decision which provides for any stay of execution, marshalling of assets, exemption from civil process, redemption, extension of time for payment or valuation of appraisalment of any of the Mortgaged Premises.