

hereby waives demand, presentment and notice of default in payment of the Debt or any part thereof. Mortgagee's acceptance of late payment of any sum hereby secured shall not constitute a waiver of the right of Mortgagee to require prompt payment when due of all other sums so secured or to accelerate maturity for default in payment of any said sum or to proceed with foreclosure or sale for any other default then existing.

11. Mortgagee, in extending the credit or making the loan or loans secured by this mortgage, is relying upon the integrity and abilities of Mortgagor, and upon Mortgagor's undertaking to maintain the Premises. If Mortgagor should sell, transfer, convey, assign or further encumber Mortgagor's interest in the Premises, or any part thereof, voluntarily or involuntarily, the Mortgagee shall have the right, at its sole option, thereafter to declare all indebtedness secured hereby and then unpaid to be due and payable forthwith, although the period limited for the payment thereof shall not have then expired, anything contained to the contrary herein notwithstanding, and thereupon to exercise all of its rights and remedies upon default under this mortgage. If the ownership of the Premises, or any part thereof, becomes vested in a person other than the Mortgagor, the Mortgagee may deal with such successor or successors in interest with reference to the Premises, the Debt or with reference to any of the terms or conditions of this mortgage, as fully and to the same extent as it might deal with the original parties hereto without in any way releasing or discharging the Mortgagor's liability hereunder or upon the Debt or other obligations hereby secured and without in any way waiving Mortgagee's option hereunder to declare all amounts secured by this mortgage to be immediately due and payable. The Mortgagor shall at all times continue primarily liable on the debt and other obligations secured hereby until this mortgage is fully discharged or Mortgagor is formally released by an instrument in writing duly executed by the Mortgagee. Mortgagee will not withhold its approval of such sale or encumbrances unless, in its reasonable judgment, withholding its approval will serve to protect and/or preserve its security. If Mortgagee, at its option, declares the indebtedness secured by this mortgage immediately due and payable upon sale or encumbrance of the Premises without Mortgagee's approval, then there shall be added to the Debt, to the extent permitted by law, an additional amount equal to one percent (1%) of the outstanding principal balance of the Debt at the time of such acceleration.

12. Should default be made in the payment of the Debt, any other obligation of Mortgagor hereunder, or any part thereof, or in the performance of any covenant or covenants herein contained which remains uncured for ten (10) days, Mortgagee may without any requirement of notice hereunder declare all sums hereby secured immediately due and payable although the time provided for the payment thereof may not have expired, anything herein or in any instrument evidencing the Debt or any part thereof to the contrary notwithstanding. Any