

and, to the extent permitted by law, any two or more of all such rights and remedies may be exercised at the same time.

36. Severability. If any term or provision of this Mortgage or the application thereof to any Person or circumstance shall to any extent be invalid or unenforceable, the remainder of this Mortgage, or the application of such term or provision to Persons or circumstances other than those as to which it is invalid or unenforceable, shall not be affected thereby, and each term and provision of this Mortgage shall be valid and enforceable to the fullest extent permitted by law. If any payments required to be made under the Loan Documents shall be in excess of the amounts allowed by law, the amounts of such payments shall be reduced to the maximum amounts allowed by law.

37. Notices. All notices, demands, consents, approvals and requests given or required to be given by either party hereto to the other party shall be in writing. All notices, demands, consents, approvals and requests by the Mortgagee to the Mortgagor shall be deemed to have been properly given if personally delivered or sent by U.S. registered or certified mail, postage prepaid, addressed to the Mortgagor at the address of the Mortgagor hereinabove set forth and to the attention of C. R. Goulet or to such other address as the Mortgagor may from time to time designate by written notice to the Mortgagee given as herein required.

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