and payable hereunder. Upon default, interest shall continue to accrue thereafter at a rate equal to 300 basis points (3%) per annum in excess of the rate set forth in the Note until the Loan is paid in full.

(b) Mortgagee may (i) institute and maintain an action of mortgage foreclosure against any of the Mortgaged Premises, (ii) bid for and purchase the Mortgaged Premises upon any such foreclosure sale, and upon compliance with the terms of the sale, hold, retain and possess and dispose of the Mortgaged Premises in its own absolute right without further accountability, (iii) institute and maintain an action on the Note against Mortgagor or (iv) have judgment entered by confession pursuant to any power to confess judgment contained in any Loan Security Document, (v) take such other action at law or in equity for the enforcement of any Loan Security Document as the law may allow. Mortgagee may proceed in any such action to final judgment and execution thereon for all sums due under paragraph (a) of this Section 21, together with interest on such sums as provided in the Note, all costs of suit and a reasonable attorney's commission. Interest at a rate equal to three hundred basis points (3%) per annum in excess of the rate provided in the Note shall be due on any judgment obtained by Mortgagee from the date of judgment until actual payment is made of the full amount of the judgment by the Sheriff or otherwise.

(c) Mortgagee may, without releasing Mortgagor from any obligation under any Loan Security Document or under any lease or waiving any default: (i) collect any or all of the rents, including any rents past due and unpaid, (ii) perform any obligation or exercise any right or remedy of Mortgagor under any lease, or (iii) enforce any obligation of any tenant of any of the Mortgaged Premises. Mortgagee shall not be obligated to do any of the foregoing, even if Mortgagee may have performed any obligation or exercised any remedy of landlord or have enforced any obligation of a tenant. Mortgagee may exercise any right

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