

36. No Release. The Mortgagor and any other person now or hereafter obligated for the payment or performance of all or any part of the Obligations shall not be released from paying and performing such obligations and the lien of this Mortgage shall not be affected by reason of:

- (a) The failure of the Mortgagee to comply with any request of Mortgagor, or of any other person so obligated, to take action to foreclose this Mortgage or otherwise enforce any of the provisions of this Mortgage or of any Obligations secured by this Mortgage;
- (b) The release, regardless of consideration, of the Obligations of any person or persons liable for payment or performance of the Obligations or any part thereof; or
- (c) Any agreement or stipulation extending the time of payment or modifying the terms of the Note or this Mortgage, and in the event of such agreement or stipulation, the Mortgagor and all such other persons shall continue liable under the Note and this Mortgage as amended by such agreement or stipulation unless expressly released and discharged in writing by the Mortgagee.

37. Release of Collateral. The Mortgagee may release, regardless of consideration, the obligation of anyone liable for payment of any of the Obligations secured hereby, or may release any part of the Property or any other collateral now or hereafter given to secure the payment of the Obligations or any part thereof without impairing, reducing or affecting the obligations of the Mortgagor under the Note, the remainder of the security of this Mortgage, or the priority of the rights created by this Mortgage.

38. Interest After Maturity. The principal amount of the Obligations and, if permitted by law, any accrued interest thereon, shall bear interest from and after