

Provided, However, a default in the terms and provisions of any of said Notes or in the Mortgages securing same, shall constitute a default under the other Notes and Mortgages. It is further expressly agreed that each of said Five Mortgages shall secure, in addition to the debt evidenced by the Note for which it originally was given to secure, the liabilities under the Other Notes and the Mortgages securing them, and any other liability or liabilities of the Mortgagor to the Mortgagee, direct or indirect, secured or unsecured, now due or to become due, or which may hereafter be contracted by the virtue of any advances, disbursements, payments, charges or costs made or incurred by the Mortgagee under the terms of this Mortgage, though the aggregate amount outstanding at any time may exceed the amount originally secured, and Mortgagee shall be entitled to receive and retain the full amount of the debt evidenced by said five Notes and the other liabilities herein described, in any action for foreclosure, redemption by the Mortgagor, accounting for the proceeds of a foreclosure sale, or of accounting for insurance proceeds or any condemnation award.

Nothing in the preceding paragraph contained shall in any way lessen or impair the rights of the Mortgagee with respect to said Notes and Mortgages. Each Note and Mortgage shall be and remain separate obligations of the Mortgagor, and each Note and the security therefor shall be separately enforceable according to their terms. The Mortgagee may institute separate proceedings with respect to each Note and Mortgage simultaneously or in such order and at such times as the Mortgagee may elect. The pendency of any proceedings with respect to any one Note or Mortgage shall not be grounds for the abatement or for hindering, delaying or preventing any proceedings with respect to the Other Notes and Mortgages. Default under each Note and Mortgage shall constitute a separate cause of action, and the institution of proceedings upon one but not all shall not be construed as a splitting of a cause of action by the Mortgagee.

And it is agreed that so long as said five obligations shall remain current and not in default the real estate securing repayment thereof shall be released on the following basis: