

at law or in equity against Mortgagor or anyone else, or exhaust its remedies against Mortgagor or anyone else in respect of the other Loan Documents, or in respect of any other security held by Mortgagee, as a condition precedent to the exercise of any right, remedy or power contained in this Mortgage.

8.3 Performance of Mortgagor's Obligations. If Mortgagor shall fail to make any payment or perform any act required by this Mortgage, Mortgagee may (but shall not be obligated to) at any time thereafter, without notice to or demand upon Mortgagor and without waiving or releasing any obligation or default, make such payment or perform such act for the account of and at the expense of Mortgagor, and Mortgagee shall have the right to enter upon the Mortgaged Property for such purpose and to take all such action thereon as may be necessary or appropriate for such purpose. If Mortgagee shall elect to pay any Imposition, it may do so in reliance on any bill, statement or assessment obtained from the appropriate public office without inquiring into the accuracy thereof or into the validity of such Imposition. If Mortgagee shall elect to make any payment to protect the security intended to be created by this Mortgage, or to protect or sustain the lien hereof, it shall not be bound to inquire into the validity of any apparent or threatened adverse title, lien, encumbrance, claim or charge before making an advance for the purpose of preventing the same. All sums so paid, and all costs and expenses