

the Premises and not be removed by payment or bond within thirty (30) days from date of recording; or

(e) Should any claim or priority to this Mortgage be asserted in any legal or equitable proceeding and not be satisfied or bonded within sixty (60) days thereafter; or

(f) Should Mortgagor fail to keep, observe, perform, carry out and execute in every particular the covenants, agreements, obligations and conditions set out in this Mortgage or in the Note or any instrument, conveyance, assignment or loan agreement given with respect to the secured indebtedness (including an Assignment of Lessor's Interest in Lease and a Security Agreement of even date); or

(g) Should the Premises be managed by a party other than the Mortgagor without the prior written approval of Mortgagee.

18. No delay by Mortgagee in exercising any right or remedy hereunder, or otherwise afforded by law, shall operate as a waiver thereof or preclude the exercise thereof during the continuance of any default hereunder. No waiver by Mortgagee of any default shall constitute a waiver of, or consent to, subsequent defaults.

19. Without affecting the liability of any person (other than any person released pursuant to the provisions of this paragraph) for payment of any indebtedness secured hereby, and without affecting the priority or extent of the lien hereof upon any property not specifically released pursuant hereto, Mortgagee may at any time and from time to time, without notice and without limitation as to any legal right or privilege of Mortgagee: (a) release any person liable for payment or any indebtedness secured hereby; (b) extend the time or agree to alter the terms of payment of any of the indebtedness;