

- a. Release any person liable for payment of all or any part of the indebtedness or for performance of any obligation.
- b. Make any agreement extending the time or otherwise altering the terms of payment of all or any part of the indebtedness, or modifying or waiving any obligation, or subordinating, modifying or otherwise dealing with the lien or charge hereof.
- c. Exercise or refrain from exercising or waive any right Mortgagee may have.
- d. Accept additional security of any kind.
- e. Release or otherwise deal with any property, real or personal, securing the indebtedness, including all or any part of the premises.

Any agreement hereafter made by Mortgagor and Mortgagee pursuant to this mortgage shall be superior to the rights of the holder of any intervening lien or encumbrance.

10. Mortgagor will, upon request of the Mortgagee, execute, acknowledge and deliver such further instruments and assurances and do such further acts as may be necessary or proper to carry out and effect the purposes of this instrument and to subject to the liens hereof any property intended by the terms hereof to be covered thereby and any renewals, additions, substitutions, repairs or betterments thereto. Further, Mortgagor shall promptly furnish Mortgagee with a copy of any notice, summons, complaint, demand or claim which may affect the premises or Mortgagor's or Mortgagee's interest therein by sending a copy thereof by U.S. certified or registered mail, postage prepaid, return receipt requested, to the Mortgagee at its principal place of business or such other address as Mortgagee may designate in writing.