

THE MORTGAGED PROPERTY or any part thereof or any maker, co-signer, endorser, surety or guarantor. No such act or omission shall preclude the Mortgagee from exercising any right, power or privilege herein granted or intended to be granted in case of any Event of Default then existing or of any subsequent Event of Default nor, except as otherwise expressly provided in an instrument or instruments executed by the Mortgagee, shall the lien of this Mortgage be altered thereby, except to the extent of releases as described in subparagraph (c) above of this paragraph 2.14. In the event of the sale or transfer by operation of law or otherwise of all or any part of THE MORTGAGED PROPERTY, the Mortgagee, without notice to any person, firm or corporation, is hereby authorized and empowered to deal with any such vendee or transferee with reference to the Mortgaged Property or the indebtedness secured hereby, or with reference to any of the terms or conditions hereof, as fully and to the same extent as it might deal with the original parties hereto and without in any way releasing or discharging any of the liabilities or undertakings hereunder.

2.15 Discontinuance of Proceedings; Position of Parties Restored. If the Mortgagee shall have proceeded to enforce any right or remedy under this Mortgage by foreclosure, entry or otherwise, and such proceedings shall have been discontinued or abandoned for any reason, or shall have been determined adversely to the Mortgagee, then and in every such case the Mortgagor and the Mortgagee shall be restored to their former positions and rights hereunder, and all rights, powers and remedies of the Mortgagee shall continue as if no such proceedings had occurred or had been taken.

2.16 Remedies Cumulative. No right, power or remedy conferred upon or reserved to the Mortgagee by the Note, this Mortgage or any other instrument securing the Note is exclusive of any other right, power or remedy, but each and every such right, power and remedy shall be cumulative and concurrent and shall be in addition to any other right, power and remedy given hereunder or under the Note or any other instrument securing the Note, or now or hereafter existing at law, in equity or by statute.

2.17 No Election Among Security. Simultaneously with, and in addition to, the execution of this Mortgage, First Hartford Realty Corporation is executing and delivering as security for the indebtedness evidenced by the Note, a mortgage on real property other than THE MORTGAGED PROPERTY, which conforms to the laws, customs and practices of the state in which such mortgage is being recorded with respect to the mortgaging or conveyance of real property as security for the repayment of indebtedness. The Mortgagor agrees that in the event that the Note shall become due and payable pursuant to paragraph 2.02, the Mortgagee may proceed against THE MORTGAGED PROPERTY or against any other property granted to the Mortgagee as security for the indebtedness and other sums secured hereby in such order as the Mortgagee in its sole discretion may determine. The Mortgagee shall not be compelled to release or be prevented from foreclosing this Mortgage or any other instrument securing the Note unless the indebtedness and all other sums hereby secured shall have been paid in full and the Mortgagee shall not be required to accept any part or parts of any property securing the Note, as distinguished from the entire whole thereof, as payment of or upon the Note to the extent of the value of such part or parts, and shall not be compelled to accept or allow any apportionment of the indebtedness evidenced by the Note to or among any separate parts of said property.

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