

thereof, or (d) waives or fails to exercise any right granted herein or in the obligation, said act or omission shall not release Mortgagor, subsequent purchasers of the Mortgaged Premises or any part thereof, or makers or sureties of this Mortgage or of the obligation, under any covenant of this Mortgage or of the obligation, nor preclude Mortgagee from exercising any right, power or privilege herein granted or intended to be granted in the event of any other default then made or any subsequent default.

15. Transfer of Title. It is specifically agreed and understood that Mortgagor shall not have the right to transfer the benefit of this loan and the interest rate herein specified to any person acquiring title from Mortgagor. Unless Mortgagee gives its prior consent in writing, it shall be an event of default under this Mortgage and the obligation if Mortgagor transfers, or attempts to transfer, all or any part of the Mortgaged Premises under and subject to this Mortgage and in such event, the whole unpaid balance of the principal indebtedness, together with all interest thereon and all other sums hereby secured, shall, at Mortgagee's option, become due and payable immediately, without notice. Provided, however, notwithstanding anything to the contrary, Mortgagee does hereby agree that it shall not reasonably withhold or delay its consent to any such transfer referred to herein.

Without the prior written consent of Mortgagee, Mortgagor will abstain from, and will not cause or permit, to the extent it may do so, any change in the general partnership interests in Mortgagor whether by a transfer or liquidation of any partnership interest in Mortgagor or

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