

Mortgagor's true agent and lawful attorney-in-fact, coupled with an interest, but without obligation so to do, and without notice or demand upon Mortgagor and without relieving Mortgagor from any obligation thereof, take any action Mortgagee deems necessary or desirable to prevent or cure any such default by Mortgagor. Upon receipt by Mortgagee of any written notice of default by Mortgagor under any such matter, Mortgagee may rely thereon and take any action it deems necessary to cure such default even though the existence of such default or the nature thereof may be questioned or denied by Mortgagor or by any party on behalf of Mortgagor. Mortgagor hereby expressly grants to Mortgagee, and agrees that Mortgagee shall have, the absolute and immediate right to enter upon the premises or any part thereof to such extent and as often as Mortgagee deems necessary or desirable in order to cure any such default by Mortgagor. Mortgagee may pay and expend such sums of money as Mortgagee in its sole discretion deems necessary for any such purpose, including, without limitation, reasonable attorney's fees. All costs, charges and expenses so incurred or paid by Mortgagee shall become due and payable by Mortgagor immediately, whether or not there be notice, demand, attempt to collect or suit pending. The amount so incurred or paid by Mortgagee, together with interest thereon at the rate of interest on the Indebtedness from the date incurred until paid by Mortgagor, shall be added to the other sums secured by this mortgage to the same extent as if paid or expended on the date hereof and this mortgage shall secure the payment thereof.

Mortgagor agrees that it will not surrender any of its rights with respect to any of the foregoing matters (i) through (iii) and will not, without the prior written consent of Mortgagee, consent to any modification, alteration, or amendment of such matters, either orally or in writing, and no release or forbearance of any of Mortgagor's obligations under any such matters shall release Mortgagor from any of its obligations under this mortgage.

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