

act or thing, where such act or omission would impair the security of this Mortgage.

14. The Mortgagee's Right to Perform the Mortgagor's Covenants. If the Mortgagor shall fail to fully and promptly pay, perform or observe any of the Obligations, beyond the applicable grace period, if any, then, in any such event, the Mortgagee may, at its option, but without any obligation so to do, and without waiving or releasing the Mortgagor from any of the Obligations, pay any Obligation or cost or perform any Obligation or act or take such action as the Mortgagee deems necessary or desirable in order to cause such Obligation to be paid, performed or observed, as the case may be. The Mortgagor hereby expressly grants to the Mortgagee, and agrees that the Mortgagee shall have, subject to the provisions set forth in the Loan Agreement, the absolute and immediate right to enter in and upon the Property or any part thereof to such extent and as often as the Mortgagee, in its reasonable discretion, deems necessary or desirable for such purpose. The Mortgagee may pay and expend such sums of money as the Mortgagee, in its reasonable discretion, deems necessary for any such purpose, and the Mortgagor hereby agrees to pay to the Mortgagee, on demand, all such sums so paid or expended by the Mortgagee, together with interest thereon from the date of each such payment or expenditure at the interest rate payable under the Loan Documents (the "Interest Rate"), but in no event in excess of the maximum legal rate.

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