

7. Successors and Assigns. The rights and privileges of the Mortgagee hereunder shall inure to the benefit of its successors and assigns.

8. Waiver. The Mortgagor hereby waives, on behalf of itself and all persons now or hereafter interested in the Premises or the Collateral, to the fullest extent permitted by applicable law, all rights under all appraisement, homestead, moratorium, valuation, exemption, stay, extension, redemption and marshalling statutes, laws or equities now or hereafter existing and agrees that no defense based on any thereof will be asserted in any action enforcing this Mortgage.

9. No Redemption. The Mortgagor hereby waives, to the fullest extent permitted by applicable law, any and all rights of redemption from sale under any order or decree of foreclosure of this Mortgage or under any power contained herein on its own behalf and on behalf of each and every person acquiring any interest in or title to the Premises subsequent to the date of this Mortgage.

10. Partial Releases. The Mortgagee may, at any time and from time to time, grant partial releases of any portion of the Collateral.

11. Defeasance. This Mortgage shall terminate simultaneously with the reversion of the Collateral to the Mortgagor in accordance with Section 7 of the Trust Agreement, and upon demand therefor following such termination an appropriate instrument of reconveyance or release shall promptly be made by the Mortgagee to the Mortgagor at the Mortgagor's expense.