

14. Mortgagor waives any and all appraisements and waiting periods prior to sale on foreclosure and further agrees that any and all rights and interests under or by virtue of laws relating to dower, courtesy, homestead, community property, widow's support, distributive share or other similar rights and interests shall be subject and subordinated to this Mortgage.

15. If any provision of this Mortgage shall be contrary to any applicable law, such provision shall be considered of no force and effect; it being expressly agreed, however, that the remainder of this instrument shall be valid and binding according to the terms and conditions hereof as modified by an amendment or deletion of such provision as may be necessary to bring such provision into conformity with the law.

16. It is understood and agreed that an assignment of all or part of the rentals due under the lease is to be executed by Mortgagor as additional security for the indebtedness secured hereby simultaneously with the execution of this Mortgage. It is understood and agreed that this Mortgage shall be and is subsequent to and subordinate to the leasehold estate now vested in D-X pursuant to the terms and conditions of the lease.

17. Upon assumption of Mortgagor's obligations hereunder by D-X under Sections 9(B) or 9(C) of the lease, Mortgagor shall be released from any and all obligations under this Mortgage.

The covenants, conditions and agreements herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall include all genders, and the term "Mortgagee" shall include any payee of the indebtedness hereby secured or any transferee thereof whether by operation of law or otherwise, including, without limitation, any assignee or pledgee.