

22. Mortgage Foreclosure. After the occurrence of a default hereunder beyond the applicable grace period, if any, the Mortgagee may institute an action of mortgage foreclosure, or take such other action, as the law may allow, at law or in equity, for the enforcement of the rights of the Mortgagee under the Loan Documents and realization on the Property or any other security which is herein or elsewhere provided for, and proceed thereon to final judgment and execution thereon for the entire unpaid balance of the Obligations, including interest at the Interest Rate, all costs of suit, and interest at the Interest Rate on any judgment obtained by the Mortgagee from and after the date of any judicial sale of the Property until actual payment is made on the full amount due the Mortgagee, without further stay, any law, usage or custom to the contrary notwithstanding. Failure to join or to provide notice to tenants as defendants in any foreclosure action or suit shall not constitute a defense to such foreclosure.