

incurred, and all costs of accounting, and any and all sums which may have been advanced by them under the terms of this Indenture in preference and priority to any amount which may be due on the Note or Notes.

(2) In case of any sale of the TRUST ESTATE and assets under a decree of foreclosure, if the sum of money realized from such sale shall be insufficient to make in full all the payments herein provided for, and in this Article mentioned, then the TRUSTEE shall be entitled to recover a deficiency decree or judgment against the CORPORATION for the amount of the deficiency so arising, and shall have execution thereon against the CORPORATION, and any order of court authorizing such sale shall provide for the recovery by the TRUSTEE of such deficiency decree or judgment. If the TRUSTEE shall bid in the property on behalf of the holders of the Note or Notes, such deficiency decree or judgment shall be determined by deducting from the amount of the judgment, the fair market value of the property so bid in.

(3) It is expressly understood and agreed that none of the remedies or rights hereinbefore provided for on the happening of an Event of Default is exclusive of any other right or remedy provided for herein, or existing by and under the laws of the United States or any State thereof, but that said remedies and rights are each and all intended to be cumulative, and any one or all of the same may be exercised by the TRUSTEE so far as the same are not inconsistent one with the other.