

No Event of Default (other than a failure to make payment of money) shall be deemed to exist during any time the curing thereof is prevented by Unavoidable Delays but upon the cessation of such Unavoidable Delays, the Company shall remedy such default without further delay.

8. Remedies of Mortgagee in Case of Event of Default.

If an Event of Default shall have occurred and be continuing, (a) such Event of Default shall also be deemed a default under each of the Individual Mortgages and (b) Mortgagee and/or any Trustee shall have the right to foreclose the lien of this Mortgage and the Individual Mortgages against all or any of the Properties and exercise any and all of the remedies and powers provided for in the Individual Mortgages with respect to the Properties.

9. Sale Bar Against Company. The sale of any Property or any part thereof or any interest therein, whether pursuant to foreclosure or power of sale or otherwise under the Individual Mortgages, shall be a perpetual bar against the Company.

10. Mortgagee and Trustees Authorized to Execute Deeds, etc. The Company irrevocably appoints Mortgagee and each Trustee as its true and lawful attorneys, in its name and stead and on its behalf, for the purpose of effectuating any sale, assignment, transfer or delivery for the enforcement of this Mortgage and the Individual Mortgages, whether pursuant to foreclosure or power of sale or otherwise, to execute and deliver all such deeds, bills of sale, assignments and other instruments as Mortgagee or the Trustee may consider necessary or appropriate, with full power of