

substitution, the Company hereby ratifying and confirming all that such attorney or any substitute shall lawfully do by virtue hereof. If so requested by Mortgagee, any Trustee, or any purchaser, the Company shall ratify and confirm any such sale, assignment, transfer or delivery by executing and delivering to Mortgagee, such Trustee or such purchaser all proper deeds, bills of sale, assignments, releases and other instruments as may be designated in any such request.

11. Purchase of Properties by Mortgagee. Mortgagee may be a purchaser of any of the Properties or of any interest therein at any sale thereof, whether pursuant to foreclosure or power of sale or otherwise, and may apply upon the purchase price the indebtedness secured hereby.

12. Title Upon Sale; Receipt a Sufficient Discharge to Purchaser. Upon the sale of any of the Properties or any interest therein, whether pursuant to foreclosure or power of sale or otherwise, the purchaser shall acquire good title to the Property so purchased, free of the lien of this Mortgage and the applicable Individual Mortgage and free of all rights of redemption in the Company. The receipt of the officer making the sale under judicial proceedings or of Mortgagee or of the Trustee of such Property shall be sufficient discharge to the purchaser for the purchase money, and such purchaser shall not be obligated to see to the application thereof.

13. Waiver of Appraisement, Valuation, etc. The Company hereby waives, to the full extent it may lawfully do so,