

ARTICLE VIII8. Remedies of Mortgagee in Case of Event of Default.

8.1. Legal Proceedings and Foreclosure. If an Event of Default shall have occurred, (a) such Event of Default shall also be deemed a default under each of the Individual Mortgages and (b) the Mortgagee may proceed by suit or suits at law or in equity or by any other appropriate remedy to protect and enforce the rights of the Mortgagee hereunder and under the Individual Mortgages, whether for the specific performance of any covenant or agreement contained herein or therein, or for an injunction against the violation of any of the terms hereof or thereof, or in aid of the exercise of any right, power or remedy available to Mortgagee, or to enforce the payment of the Note, or to foreclose the lien and/or security interest of this Mortgage and the Individual Mortgages as against all or any part of the Properties and to have all or any part of the Properties sold under the judgment or decree of a court or courts of competent jurisdiction, or otherwise.

8.2. Power of Sale. If an Event of Default shall have occurred, the Mortgagee may sell, assign, transfer and deliver the whole or, from time to time, any part of any or all of the Properties, or any interest in any part thereof, at any private sale or by public auction, with or without demand, advertisement or notice of the time or place of sale or adjournment thereof or otherwise, for cash, on credit or for other property, for immediate or future delivery, and for such price or prices and on such terms as the Mortgagee, in its uncontrolled discretion may determine, or as may be required by applicable law.

ARTICLE IX

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

ARTICLE X

10. Authorization to Execute Deeds, etc. The Company irrevocably appoints the Mortgagee as its true and lawful