ARTICLE XIII

13. **Waiver of Appraisement, Valuation, etc.** The Company hereby waives, to the full extent it may lawfully do so, the benefit of all appraisement, valuation, stay, extension and redemption laws now or hereafter in force and all rights of marshalling in the event of the sale of any or all of the Properties or any part thereof or any interest therein.

ARTICLE XIV

14. **Appointment of Receiver.** If an Event of Default shall have occurred, the Mortgagee shall, as a matter of right, be entitled to the appointment of a receiver or receivers of any or all of the Properties or any part thereof, whether such receivership be incidental to a proposed sale thereof or otherwise, and the Company hereby consents to the appointment of such a receiver or receivers and will not oppose any such appointment.

ARTICLE XV

15. **Possession, Management and Income.** If an Event of Default shall have occurred, the Mortgagee, subject to any prior rights of Lessee under the Leases, without further notice, may enter upon and take possession of any or all of the Properties or any part thereof by reasonable force, summary proceedings, ejectment or otherwise and may remove the Company and all other persons and any and all property therefrom, and may hold, operate and manage the same, and make all necessary or proper repairs, renewals, replacements, alterations, additions, betterments, and improvements thereto and thereon, as to it may seem advisable, and receive all earnings, income, rents, issues and proceeds accruing with respect thereto. The Mortgagee shall also have the right to, from time to time, either by purchase, repair or construction, maintain and restore any Property and insure and reinsure the same as may seem advisable. The Mortgagee shall not be liable for or by reason of any such taking of possession, entry, removal or holding, operation or management. Any amounts received by the Mortgagee shall be applied (a) to pay (i) the expenses of conducting the business thereof and of all maintenance, repairs, renewals, replacements, alterations, additions, betterments and improve-

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