

20. Appointment of Receiver. If an Event of Default shall have occurred and be continuing, Grantee shall, as a matter of right, to the extent permitted by applicable law, be entitled to the appointment of a receiver for all or any part of the Demised Estate, whether such receivership be incidental to a proposed sale of the Demised Estate or otherwise, and Grantor hereby consents to the appointment of such a receiver and will not oppose any such appointment.

21. Purchase of Demised Estate by Grantee. Grantee, its agents, representatives, successors or assigns, may be a purchaser of the Demised Estate or any part thereof or of any interest therein at any sale thereof, whether pursuant to foreclosure or otherwise hereunder, and may apply upon the purchase price the indebtedness secured hereby owing to such purchaser, to the extent of such purchaser's distributive share of the purchase price. Any such purchaser shall, upon any such purchase, acquire good title to the properties so purchased, free of all rights of redemption in Grantor.

22. Sale a Bar against Grantor. Any sale of the Demised Estate or any part thereof or any part thereof or any interest therein, whether pursuant to foreclosure or otherwise hereunder, shall forever be a perpetual bar of any and all equity of redemption.

23. Application of Proceeds of Sale and Income from Management, etc. The proceeds of any sale of the Demised Estate or any part thereof or any interest therein, whether pursuant to foreclosure or otherwise hereunder, and all amounts received by Grantee by reason of any holding, operation, or management of the Demised Estate or any part thereof pursuant to section 18 hereof, together with any other monies at the time held by Grantee as part of the Demised Estate, shall be applied as Grantee may determine to pay:

(a) all costs and expenses of the sale of the Demised Estate or any part thereof or any interest in connection therewith, including reasonable attorneys' fees, or all costs and expenses of entering upon, taking possession of, removal from, holding, operating and managing the Demised Estate or any part thereof, as the case may be, together with any taxes, assessments or other charges which Grantee may consider it necessary or desirable to pay;

(b) the payments, costs, expenses and interest, if any, referred to in sections 9, 12 and 17.2;

(c) all amounts of principal, premiums, if any, and interest at the time due and payable on the Note (whether at maturity or on a date fixed for any installment payment or any prepayment or by declaration or otherwise), including interest at the rate of 11% per annum on any overdue principal and premium and (to the extent permitted under applicable law) on any overdue interest; and

(d) any other indebtedness secured by this Mortgage and at the time due and payable.

The balance, if any, of such proceeds, amounts and monies shall be paid over to Grantor or as it may direct.

24. Remedies, etc., Cumulative. Each right, power and remedy of Grantee and any other holder of the Note provided for in this Mortgage or now or hereafter existing at law or in equity or by statute or otherwise shall be cumulative and concurrent and shall be in addition to every other right,