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Notes contained shall affect or impair the obligation of the Company, which is absolute and unconditional, to pay when due and at the place therein expressed the principal of and interest on the Notes to the Mortgagee, or affect or impair the right of action, which is also absolute and unconditional, of the Mortgagee to enforce such payment.

Except as herein expressly provided to the contrary, no remedy herein conferred upon or reserved to the Mortgagee is intended to be exclusive of any other remedy but each and every such remedy shall, to the extent permitted by applicable law, be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute.

No delay or omission of the Mortgagee to exercise any right or power arising upon the happening of any Event of Default shall impair any right or power or shall be construed to be a waiver of any such default or an acquiescence therein; and every power and remedy given by this Article VI to the Mortgagee may be exercised from time to time and as often as may be deemed expedient by the Mortgagee.

§ 6.06. WAIVER OF APPRAISEMENT, ETC., LAWS. The Company and Cork 'N Cleaver agree, to the full extent that they may lawfully so agree, that they will not at any time insist upon or plead or in any manner whatever claim or take the benefit or advantage of any appraisement, valuation, stay, extension or redemption law now or hereafter in force, in order to prevent or hinder the enforcement or foreclosure of the Indenture or the lien hereof or the absolute sale of the Mortgaged Property or the possession thereof by any purchaser at any sale made pursuant to any provision hereof, or pursuant to the decree of any court of competent jurisdiction; but the Company and Cork 'N Cleaver, for themselves and all who may claim through or under either of them, so far as they now or hereafter lawfully may, hereby waive the benefit of all such laws. The Company and Cork 'N Cleaver, to the full extent that they may lawfully do so, for themselves and all who may claim through or under either of them, waive any and all right to have the property included in the Mortgaged Property marshalled upon any foreclosure of the lien hereof, and agree that any court having jurisdiction to foreclose such lien may sell the Mortgaged Property subject to its jurisdiction as an entirety.