

(2) personally, or, to the extent permitted by law, by agents, with or without entry, if the Trustee or the Beneficiary shall deem it advisable,

(A) sell the Trust Estate or any part thereof to the highest bidder or bidders at public auction at a sale or sales held at such place or places and time or times and upon such notice and otherwise in such manner as may be required by law, or in the absence of any such requirement, as the Trustee or the Beneficiary may deem appropriate, and from time to time adjourn such sale by announcement at the time and place specified for such sale or for such adjourned sale or sales without further notice except such as may be required by law; or

(B) take all steps to protect and enforce the Trustee's or the Beneficiary's rights under this Indenture by suit for specific performance of any covenant herein contained, or in aid of the execution of any power herein granted, or for the foreclosure of this Indenture and the sale of the Trust Estate, or any part thereof, under the judgment or decree of a court of competent jurisdiction, or for the enforcement of any other rights as the Trustee or the Beneficiary shall deem most effectual for such purpose; or

(3) exercise any or all of the remedies available to a secured party under the applicable Uniform Commercial Code.

Unless the Personal Property is perishable or threatens to decline speedily in value or is of a type customarily sold on a recognized market, the Beneficiary shall give the Company at least ten (10) days' prior notice of the time and place of any public sale of the Personal Property or other intended disposition thereof. The Beneficiary, and its agents and representatives shall have the right to enter upon any or all of the Company's premises and property to exercise the Beneficiary's rights hereunder.

(b) In any action to foreclose this Indenture, the Trustee, to the extent permitted by law, shall be entitled as a matter of right to the appointment of a receiver of the Properties, the Improvements and the Personal Property, and the rents therefrom, without notice or demand, and without