

shall bear interest from the date of disbursement at the Penalty Rate (as stated in the Loan Agreement) unless payment of interest at such rate would be contrary to applicable law, in which event such amounts shall bear interest at the highest rate which may be collected from the Hospital under applicable law. The entering upon and taking and maintaining of control of the Premises by the County or the receiver and the application of rents as provided herein shall not cure or waive any default hereunder or invalidate any other right or remedy of the County hereunder.

The Hospital will pay to the County upon demand all expenses, including receivers' fees, attorneys' fees, costs and agents' compensation, incurred pursuant to the provisions contained in this section.

In case of any sale of the Premises or of any part thereof (pursuant to any judgment or decree of any court or otherwise in connection with the enforcement of any of the terms of this Mortgage), the principal of the Hospital Note, if not previously due, and the interest accrued thereon, shall at once become and be immediately due and payable; also in the case of any such sale, the purchaser or purchasers, for the purpose of making settlement for or payment of the purchase price, shall be entitled to turn in and use the Hospital Note and any claims for accrued interest and allowable costs unpaid thereon.

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