

right, privilege or remedy otherwise available to the Agent hereunder or at law or in equity:

(a) Entry. The Agent shall have the right to enter upon and take possession of the Mortgaged Property (and the Mortgagor hereby irrevocably agrees to surrender possession thereof upon receipt of written demand of the Agent therefor) and to exclude the Mortgagor and all persons claiming under the Mortgagor therefrom; to hold, operate and manage the Mortgaged Property and from time to time make all necessary repairs, alterations, additions and improvements thereto; and to receive the rents, income and profits therefrom and use the same to pay all proper costs and expenses of so taking, holding, operating and managing the Mortgaged Property, including the reasonable expenses and compensation of the Agent, its agents and attorneys, and any taxes, assessments and other charges which the Agent may deem it wise to pay and to apply the remainder of the moneys so received as provided in paragraph 14.

(b) Sale. The Agent may proceed at law or in equity or otherwise to foreclose the lien of this Mortgage against all or any part of the Mortgaged Property and to have the same sold under the judgment or decree of a court having jurisdiction or as otherwise may be required or permitted by law.

Any such sale shall bind the Mortgagor, shall operate to divest all right, title and interest whatsoever, either at law or in equity, of the Mortgagor in and to the property sold, and shall be a perpetual bar, both a law and in equity, against the Mortgagor and its successors and assigns, and against any and all persons claiming through or under the Mortgagor.

(c) Appointment of Receiver. The Agent shall, as a matter of right and without regard to the value or adequacy of the security for the obligations secured hereby, be entitled to the appointment of a receiver for all or any part of the Mortgaged Property, whether such receiver be incidental to a proposed sale of the Mortgaged Property or the taking of possession thereof, or otherwise, and the Mortgagor hereby consents to the appointment of such a receiver and will not oppose any such appointment. Any receiver appointed for all or any part of the Mortgaged Property shall be entitled to