

of the Governing Jurisdiction, or take such other action, as the law may allow, at law or in equity (including, but not limited to, an action for specific performance of any covenant or agreement contained herein or in any other Loan Documents), for the enforcement thereof and realization on the Property or any other security which is herein or elsewhere provided for, and proceed thereon to final judgment and execution thereon for the entire unpaid balance of the Obligations at the rate stipulated in the Note to the date of such Default and thereafter at the Default Rate together with all other sums secured by this Mortgage, all costs of suit, and interest at the Default Rate on any judgment obtained by the Mortgagee from and after the date of any judicial sale of the Property (which may be sold in one parcel or in such parcels, manner or order as the Mortgagee in its sole discretion shall elect) until actual payment. In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or incurred by or on behalf of the Mortgagee, including without limitation, attorneys' fees, appraisers' fees, outlays for documentary and expert evidence, stenographers' charges, publication costs, costs of procuring all abstracts of title, title searches, and examinations, title insurance policies, and other data and assurances with respect to title as the Mortgagee may deem to be reasonably necessary either to prosecute such suit or to evidence to bidders at any sale the true