

hereunder or for the appointment of a receiver or receivers for the Premises or any part thereof, or for the recovery of judgment of the indebtedness hereby secured or for the enforcement of any other proper, legal or equitable remedy available under applicable law.

(f) The County, upon application to a court of competent jurisdiction, shall be entitled, without notice and without regard to the adequacy of any security for the indebtedness hereby secured or the solvency of any party bound for its payment, to the appointment of a receiver to take possession of and to operate the Premises and to collect the rents thereof. The Company 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 paragraph.

The proceeds and/or avails of any sale of the Premises, or any part thereof, and the proceeds and the avails of any remedy hereunder shall be paid to and applied as follows:

(1) First, to the payment of all costs and expenses of foreclosure or suit, if any, and of such sale (including legal expenses and attorneys' fees) incurred or paid hereunder by the County and payment of all taxes, assessments or liens superior to the lien of these presents, except any taxes, assessments or other superior lien subject to which said sale may have been made;

(b) Second, to the payment to the County of the amount then owing or unpaid on the Company Note for principal and interest;