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provided, however, that any such sale should be held in a commercially reasonable manner; and

(e) The County may proceed to protect and enforce this Mortgage and the Company Note by suit or suits or proceedings in equity, at law or in bankruptcy, and whether for foreclosure 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; and

(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 section.

In any 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 Company 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

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