

claiming under the Company whose claims are junior to the lien of this Indenture wholly or partly therefrom, and use, operate, manage and control the same either in the name of the Company or otherwise as the Trustee or the Beneficiary shall deem best, and upon such entry, from time to time, at the expense of the Company and of the Trust Estate, make all such repairs, replacements, alterations, additions or improvements thereto as the Trustee or the Beneficiary may deem proper, and collect and receive the rents thereof and apply the same, to the extent permitted by law, to the payment of all expenses which the Trustee or the Beneficiary may be authorized to make under the provisions of this Indenture, including reasonable attorneys' fees and reasonable compensation to the Trustee for its services hereunder, the remainder to be applied to the payment of the indebtedness secured hereby until the same has been paid in full;

(2) personally, or, to the extent permitted by law, by agents, with or without entry, if the Trustee or the Beneficiary shall deem it advisable,

(A) sell the Trust Estate or any part thereof to the highest bidder or bidders at public auction at a sale or sales held at such place or places and time or times and upon such notice and otherwise in such manner as may be required by law, or in the absence of any such requirement, as the Trustee or the Beneficiary may deem appropriate, and from time to time adjourn such sale by announcement at the time and place specified for such sale or for such adjourned sale or sales without further notice except such as may be required by law; or

(B) take all steps to protect and enforce the Trustee's or the Beneficiary's rights under this Indenture by suit for specific performance of any covenant herein contained, or in aid of the execution of any power herein granted, or for the foreclosure of this Indenture and the sale of the Trust Estate, or any part thereof, under the judgment or decree of a court of competent jurisdiction, or for the enforcement of any other rights as the Trustee or the Beneficiary shall deem most effectual for such purpose; or