

herein shall not cure or waive any default hereunder or invalidate any other right or remedy of the County hereunder.

The Hospital 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 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 both the 1981 Hospital Note and the 1982 Hospital 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 such sale, the purchaser or purchasers, for the purpose of making settlement for or payment of the purchase price, shall be entitled to turn in and use the 1981 Hospital Note and the 1982 Hospital Note and any claims for accrued interest and allowable costs unpaid thereon.

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 (including any rents or profits received pursuant to paragraph (c) or paragraph (f), supra) 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

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