owners of five per cent or more in amount of the outstanding bonds hereby secured; or in case default shall be made in the payment upon demand of any interest of any bond hereby secured when the same shall become due and payable; or in case default shall be made in the payment of the principal of any of said bonds when due, then and in each and every such case the Trustee may forthwith proceed to protect and enforce its rights and the rights of the bondholders under this indenture by a suit or suits in equity or at law, either for the specific performance of any covenant or agreement contained herein, or in aid of the execution of any power herein granted, or for the foreclosure of this indenture for interest, or for principal, or both, or for the enforcement of any other appropriate legal or equitable remedy, as the Trustee shall deem most effectual for the protection or enforcement of any of its rights or duties hereunder. No remedy hereby given to the Trustee is intended to be exclusive of any other remedy, but every such remedy shall be in addition to every other remedy given hereunder and to all remedies now or hereafter existing by law. Article VIII. Upon filing a bill in equity or upon commencement of any other judicial proceedings to enforce any right of the Trustee or of the bondholders under this indenture, the Trustee shall be entitled to exercise the right of sale herein conferred, and also any and all other rights and powers herein conferred and provided to be exercised by the Trustee upon the occurrence and continuance of default as hereinbefore provided; and, as matter of right, the Trustee shall be entitled to the appointment of a Receiver of the premises hereby mortgaged, and of the proceeds, earnings, income, revenue, rents, issues or profits thereof, with such powers as the Court making such appointment shall confer. Article IX. The Land Company covenants that it will not at any time insist upon or plead, or in any manner whatever claim or take the benefit or advantage of any stay or extension law now or at any time in force, and that it will not claim, take or insist upon any benefit or advantage from any law now or hereafter in force, providing for the valuation or appraisement of the