

## DOUGLAS COUNTY

sale shall be a full and sufficient discharge to any purchaser of any property sold as aforesaid, for the purchase money; and no such purchaser or his representatives, grantees or assigns, after paying such purchase money and receiving such receipt, shall be bound to see to the application of such purchase money upon or for any trust or purpose of this Indenture, or in any manner whatsoever be answerable for any loss, misapplication or non-application of any such purchase money or any part thereof, or be bound to inquire as to the authorization, necessity, expediency or regularity of any such sale.

SECTION 71. In the event of any sale, whether made under the power of sale herein granted or under or by virtue of judicial proceedings or of a judgment or decree of foreclosure and sale, the whole of the mortgaged property, including all real and personal property, shall be sold in one parcel and as an entirety unless the holders of a majority in amount of the Bonds then outstanding shall in writing request the Trustees to cause said property to be sold in parcels, in which case the sale shall be made in such parcels as may be specified in such request, or unless such sale as an entirety is impracticable or improper, in the opinion of counsel for the Trustees, by reason of some statute or rule of law or other cause. The Company agrees that the personal property hereby mortgaged, pledged, and/or assigned need not be in view of those who attend the sale, any rule of law or statute to the contrary being hereby expressly waived. No demand for performance or personal notice of such sale shall be necessary.

SECTION 72. In case of any sale of the mortgaged property under the terms of this Indenture, the principal of and accrued interest on all the Bonds then outstanding, if not previously due, shall immediately become due and payable, anything in the Bonds or in this Indenture to the contrary notwithstanding.

SECTION 73. The purchase money, proceeds and avails of any such sale, whether made under the power of sale herein granted or pursuant to judicial proceedings, together with any other sums which may then be held by the Trustees or either of them or be payable to them or either of them under any of the provisions of this Indenture as part of the trust estate, shall be applied as follows:

First, to the payment of the costs and expenses of such sale, including a reasonable compensation to the Trustees, their agents, attorneys and counsel, and of all charges expenses and liabilities incurred, and all advances made by the Trustees or either of them in managing and maintaining the mortgaged property or in executing any trust or power hereunder, and to the payment of all taxes, assessments or liens prior to the lien of this Indenture, except any taxes, assessments or prior liens subject to which such sale shall have been made;

Second, to the payment of the whole amount then due and unpaid upon the Bonds then outstanding, for principal and interest, with interest on the overdue principal and/or installments of interest at the respective rates borne by the Bonds; and in case such proceeds shall be insufficient to pay in full the whole amount so due and unpaid upon the Bonds, then to the payment of such principal and interest, without preference or priority of principal over interest or of interest over principal or of any installment of interest over any other installment of interest, or of any series of the Bonds, ratably according to the aggregate of such principal and the accrued and unpaid interest, subject, however, to the provisions of Section 40 hereof; and

Third, the surplus, if any, shall be paid to the Company, its successors or assigns, or to whosoever may be lawfully entitled to receive the same or as a court of competent jurisdiction may direct.

SECTION 74. In case of any sale as aforesaid of the mortgaged property or any part thereof, whether under the power of sale herein granted or pursuant to judicial proceedings, and purchaser shall be entitled, for the purpose of making settlement or payment for the property purchased, to use and apply any Bonds then outstanding and any matured and unpaid coupons and claims for interest, in order that there may be credited thereon the sums payable out of the net proceeds of such sale to the holder of such Bonds and coupons and claims for interest, subject to the provisions of Section 40 hereof, as his ratable share of such net proceeds; and thereupon such purchaser shall be credited, on account of such purchase price, with the portion of such net proceeds that shall be applicable to the payment of, and that shall have been credited upon, the Bonds and coupons and claims for interest so used and applied; and at any such sale, any Bondholder may bid for and purchase such property, may make payment on account thereof as aforesaid, and upon compliance with the terms of sale, may hold, retain and dispose of such property without further accountability therefor.

SECTION 75. Upon the written request of the holders of at least 25% in amount of the Bonds then outstanding, in case of the happening of any event of default, if the same shall not have been remedied, it shall be the duty of the Trustees, upon being indemnified as hereinafter provided, to take all needful steps for the protection and enforcement of their rights and the rights of the holders of the Bonds hereunder, and to exercise the power of entry or of sale herein conferred, or both, or to take appropriate judicial proceedings, as the Trustees, being advised by counsel, shall deem most expedient in the interest of the holders of the Bonds.

SECTION 76. Upon filing a bill in equity or upon other commencement of judicial proceedings by the Trustees, or either of them, to enforce any right under this Indenture, the Trustees shall be entitled to exercise the right of entry and shall be entitled to exercise also any and all other rights and powers herein conferred and provided to be exercised by the Trustees, or either of them, upon the occurrence of an event of default; and, as a matter of right, the Trustees, and each of them, shall be entitled to the appointment of a receiver of the mortgaged property, and of the tolls, earnings, revenue, rents, issues, profits and other income thereof, with all such powers as the court or courts making such appointment shall confer, but notwithstanding the appointment of any receiver, the corporate Trustees shall be entitled to retain possession and control of any money, obligations, evidences of indebtedness, shares of stock and other securities and property deposited or pledged with it hereunder or agreed or provided to be delivered to or deposited or pledged with it hereunder.

SECTION 77. The Company covenants that

(1) in case default shall be made in the payment of any installment of interest on any Bond when and as the same shall become due and payable, and such default shall have continued for a period of 60 days, or

(2) in case default shall be made in the payment of the principal of any Bond when and as the same shall become due and payable, whether by the terms thereof or otherwise herein provided, then, and upon demand of the Trustees, the Company will pay to the corporate Trustees for the benefit of the holders of the Bonds and coupons then outstanding, the whole amount due and payable on all such Bonds and coupons, for principal and interest, including the redemption price of any Bonds called for redemption, with interest upon the overdue principal and installments of interest at the respective rates borne by the Bonds, and in case the Company shall fail to pay the same forthwith upon such demand, the Trustees, in their own names, and as trustees of an express trust, shall be entitled to recover judgment for the whole amount so due and unpaid.

The Trustees shall be entitled to recover judgment as aforesaid either before, after or during the pendency of any proceedings for the enforcement of the lien of this Indenture, and the right of the Trustees to recover such judgment shall not be affected by any entry or sale hereunder or by the exercise of any other right, power or remedy for the enforcement of the provisions of this Indenture or the foreclosure of the lien hereof. In case of a sale of the trust estate and the application of the proceeds of