

DOUGLAS COUNTY

specified in a notice of sale, which shall state the time when and the place where the sale is to be held, shall contain a brief general description of the property to be sold, and shall be given by mailing a copy thereof to the Corporation at least fifteen (15) days prior to the date fixed for such sale and by publishing the same once in each week for two successive calendar weeks prior to the date of such sale in a newspaper of general circulation published in said county or, if no such newspaper is published in such county, in a newspaper of general circulation in such county, the first such publication to be not less than fifteen (15) days nor more than thirty (30) days prior to the date fixed for such sale; any sale to be made under this subsection (c) of this section may be adjourned from time to time by announcement at the time and place appointed for such sale or for such adjourned sale or sales, and without further notice or publication the sale may be had at the time and place to which the same shall be adjourned; provided, however, that in the event another or different notice of sale or another or different manner or conducting the same shall be required by law the notice of sale shall be given or the sale shall be conducted, as the case may be, in accordance with the applicable provisions of law.

Nothing herein contained shall, however, affect or impair the right, which is absolute, and unconditional, of any holder of any note secured hereby to enforce the payment of the interest on or principal of such note on the date or dates any such interest or principal shall become due and payable in accordance with the terms of such note.

SECTION 3. At any sale hereunder the Trustee or any noteholder or noteholders shall have the right to bid for and purchase the Trust Estate, or such part thereof as shall be offered for sale, and any noteholder or noteholders may apply in settlement of the purchase price of the property so purchased the portion of the net proceeds of such sale which would be applicable to the payment on account of the principal of and interest on the note or notes held by such noteholder or noteholders, and such amount so applied shall be credited as a payment on account of principal of and interest on the note or notes held by such noteholder or noteholders.

SECTION 4. Any proceeds or funds arising from the exercise of any rights or the enforcement of any remedies herein provided after the payment or provision for the payment of any and all costs and expenses of the Trustee, its agents, employees, and counsel in connection with the exercise of such rights or the enforcement of such remedies, shall be applied by the Trustee: first, to the payment of indebtedness hereby secured other than the principal of or interest on the notes; second, to the ratable payment of interest which shall have accrued on the notes and which shall be unpaid; third, to the ratable payment of or on account of the unpaid principal of the notes; and the balance, if any, shall be paid to whosoever shall be entitled thereto.

SECTION 5. Every right or remedy herein conferred upon or reserved to the Trustee or to the noteholders shall be cumulative and shall be in addition to every other right or remedy given hereunder or now or hereafter existing at law, or in equity, or by statute. The pursuit of any right or remedy shall not be construed as an election.

SECTION 6. The Corporation for itself and all who may claim through or under it 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 appraisement, valuation, stay, extension, or redemption laws now or hereafter in force in any locality where any of the Trust Estate may be situated, in order to prevent, delay, or hinder the enforcement or foreclosure of this Indenture, or the absolute sale of the Trust Estate, or any part thereof, or the final and absolute putting into possession thereof, immediately after such sale, of the purchaser or purchasers thereof, and the Corporation, for itself and all who may claim through or under it hereby waives the benefit of all such laws unless such waiver shall be forbidden by law.

ARTICLE IV CONCERNING THE TRUSTEE

SECTION 1. The Trustee accepts the trusts of this Indenture and agrees to execute them subject to the following terms and conditions:

(a) neither the Trustee, its agents or attorneys, nor any holder of any note or notes hereby secured, shall incur any personal liability on account of anything done or omitted under the provisions of this Indenture, except in case of gross negligence or misconduct;

(b) the Trustee shall not be responsible for the execution or validity of this Indenture or of the notes, nor for, or in respect of, the title of the Corporation to, or the sufficiency of, the security provided herein, nor for the genuineness or validity of any conveyances, transfers, or assignments of any property intended to be subject to the lien hereof; and

(c) whenever it is herein provided that the Trustee may enforce any remedy, or give any notice to or make any demand upon the Corporation for any reason or purpose whatsoever, the Trustee in no event shall be required to enforce such remedy, give such notice, or make such demand unless the holder or holders of not less than a majority in principal amount of the notes at the time outstanding shall have first requested the Trustee in writing to enforce such remedy, give such notice, or make such demand, but the Trustee agrees that, in the event any such request shall be made to the Trustee that it enforce any such remedy, or give any such notice to, or make any such demand upon the Corporation, it will forthwith proceed to enforce the remedy, give the notice, or make the demand, as the case may be.

SECTION 2. Any trustee at the time acting hereunder may resign and be discharged from the trusts created by this Indenture by giving the Corporation and to the holders of notes then outstanding notice in writing of such resignation by registered mail addressed to the respective holders of notes at their last known addresses at least sixty (60) days prior to the date when such resignation shall take effect, and by filing a duly executed and acknowledged counterpart original of such resignation for record in the several offices in which this Indenture shall be recorded. Any such resignation shall take effect on the day specified in such notice given in accordance with the foregoing unless prior to such date a successor trustee shall be appointed as hereinafter provided, in which event such resignation shall take effect immediately upon the filing by such successor trustee of an instrument accepting such appointment as provided in section 3 of this article IV. Any trustee acting under this Indenture may be removed at any time by an instrument in writing executed by or on behalf of the holder or holders of not less than a majority in principal amount of the notes at the time outstanding and filed with the Trustee and for record in the several offices in which this Indenture shall be recorded, and such removal shall be effective on the date designated in such instrument for the termination of the duties of such Trustee.

SECTION 3. In case at any time the Trustee hereunder shall resign or shall be removed or shall become incapable of acting or in case a vacancy shall arise from any cause in the trusteeship hereunder, a successor trustee (which need not be a corporate trustee) may be appointed by the holder or holders of not less than a majority in principal amount of the notes at the time outstanding by filing for record in the several offices in which this Indenture shall be recorded an instrument of appointment of such successor trustee executed by or on behalf of the holder or holders of notes in the principal amount hereinabove specified. Any successor trustee appointed hereunder shall execute and deliver to the Corporation and shall cause to be filed for record in the several offices where this Indenture shall be recorded, an instrument accepting such appointment hereunder, and thereupon such successor trustee, without any further act, deed, or conveyance, shall become vested with all the estates, properties, rights, powers, trusts, and duties of the predecessor in trust hereunder, with like effect as if originally named as trustee in this Indenture; but, nevertheless, on the written request of the Corporation or of the successor trustee, the Trustee ceasing to act shall execute and deliver an instrument transferring to such successor trustee, upon the trusts herein expressed, all the estates, properties, rights, powers, trusts, and duties of the Trustee so ceasing to act; and upon request of any such successor trustee or the Corporation, the Trustee ceasing to act shall make, execute, acknowledge, and deliver any and all deeds, conveyances, or other instruments in writing more fully and certainly to vest in and confirm to such successor trustee all such estates, properties, rights, powers, trusts, and duties. All conveyances and other instruments hereinbefore provided for, when and if executed and delivered, shall be at the cost of the Corporation and its successors.

SECTION 4. The compensation of the Trustee and of its agents and counsel for services rendered in connection with the execution, recordation, and filing of this Indenture and any supplements hereto shall be seventy-five dollars (\$75) or one-fortieth (1/40) of one per centum (1%) of the principal amount of the First Note, whichever shall be the greater, and one-fortieth (1/40) of one per centum (1%) of the principal amount of each additional note or refunding, substituted, or renewal note from time to time executed and delivered. The Trustee, its agents, or counsel shall not otherwise be entitled to compensation hereunder, except for active services rendered