

BUT NO SUCH ACTION SHALL EXTEND TO OR AFFECT ANY SUBSEQUENT DEFAULT OR IMPAIR ANY RIGHT CONSEQUENT THEREON.

SECTION 67. IN CASE ONE OR MORE OF THE EVENTS OF DEFAULT SHALL HAPPEN AND SHALL NOT HAVE BEEN REMEDIED, THE TRUSTEES, BY THEIR AGENTS OR ATTORNEYS, WITH OR WITHOUT ENTRY, IF THE CORPORATE TRUSTEE SHALL DEEM IT ADVISABLE,

(A) MAY SELL TO THE HIGHEST BIDDER ALL AND SINGULAR THE MORTGAGED PROPERTY, SUCH SALE TO BE MADE AT PUBLIC AUCTION AT SUCH PLACE, AND AT SUCH TIME AND UPON SUCH TERMS AS THE TRUSTEES OR THE CORPORATE TRUSTEE MAY FIX AND BRIEFLY SPECIFY IN THE NOTICE OF SALE TO BE GIVEN AS HEREIN PROVIDED OR AS MAY BE REQUIRED BY LAW; OR

(B) MAY PROCEED TO PROTECT AND ENFORCE THEIR RIGHTS AND THE RIGHTS OF THE BONDHOLDERS UNDER THIS INDENTURE, BY A SUIT OR SUITS IN EQUITY OR AT LAW, WHETHER FOR THE 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 OR FOR THE ENFORCEMENT OF ANY OTHER LEGAL OR EQUITABLE RIGHT, AS THE TRUSTEES, OR THE CORPORATE TRUSTEE, BEING ADVISED BY COUNSEL, SHALL DEEM MOST EFFECTUAL TO ENFORCE ANY OF THEIR RIGHTS OR TO PERFORM ANY OF THEIR DUTIES HEREUNDER.

SECTION 68. 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, 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 69. NOTICE OF ANY SALE PURSUANT TO ANY PROVISION OF THIS INDENTURE SHALL STATE THE TIME WHEN AND THE PLACE WHERE THE SAME IS TO BE MADE, AND SHALL CONTAIN A BRIEF DESCRIPTION OF THE PROPERTY TO BE SOLD, AND SHALL BE SUFFICIENTLY GIVEN IF PUBLISHED ONCE IN EACH OF THE 4 SUCCESSIVE CALENDAR WEEKS PRIOR TO SUCH SALE IN ONE DAILY NEWSPAPER OF GENERAL CIRCULATION PUBLISHED IN THE BOROUGH OF MANHATTAN, CITY OF NEW YORK, AND IN ONE SUCH NEWSPAPER PUBLISHED IN THE CITY OF MINNEAPOLIS IN THE STATE OF MINNESOTA (IN EACH INSTANCE UPON ANY DAY OF THE WEEK AND IN ANY SUCH NEWSPAPER), AND IN SUCH OTHER MANNER AS MAY BE REQUIRED BY LAW.

SECTION 70. THE TRUSTEES MAY FROM TIME TO TIME ADJOURN ANY SALE TO BE MADE BY THEM UNDER THE PROVISIONS OF THIS INDENTURE BY ANNOUNCEMENT AT THE TIME AND PLACE APPOINTED FOR SUCH SALE OR FOR ANY ADJOURNMENT THEREOF; AND WITHOUT FURTHER NOTICE OR PUBLICATION, THEY MAY MAKE SUCH SALE AT THE TIME AND PLACE TO WHICH THE SAME SHALL HAVE BEEN SO ADJOURNED.

SECTION 71. UPON THE COMPLETION OF ANY SALE OR SALES UNDER THIS INDENTURE, THE TRUSTEES SHALL EXECUTE AND DELIVER TO THE ACCEPTED PURCHASER OR PURCHASERS A GOOD AND SUFFICIENT DEED OR DEEDS OF CONVEYANCE, SALE AND TRANSFER OF ALL THE PROPERTY SOLD; AND THE TRUSTEES OR THEIR SUCCESSORS ARE HEREBY IRREVOCABLY APPOINTED THE TRUE AND LAWFUL ATTORNEYS OF THE COMPANY, IN ITS NAME AND STEAD, TO MAKE ALL NECESSARY DEEDS AND CONVEYANCES OF THE PROPERTY THUS SOLD; AND FOR THAT PURPOSE THEY MAY EXECUTE ALL NECESSARY DEEDS AND INSTRUMENTS OF ASSIGNMENT AND TRANSFER, THE COMPANY HEREBY RATIFYING AND CONFIRMING ALL THAT ITS ATTORNEYS SHALL LAWFULLY DO BY VIRTUE HEREOF.