

this Lease, or any governmental investigation or labor dispute pending or, to the knowledge of the Lessee, threatened which could reasonably be expected to interfere substantially with the normal operations of the Lessee or materially adversely affect the financial condition of the Lessee. The Lessee will promptly give notice to the Mortgagee of the occurrence of any event of default, as defined in Section 10.1, or of any condition, event, act, or omission which, with the giving of notice or the lapse of time or both, would constitute an event of default.