

(f) In the event the Mortgaged Property or management or operating control of the Mortgaged Property, or any part thereof, is sold, conveyed or otherwise transferred, without the consent of the Mortgagee whether title is vested in a creditor, receiver or Trustee in bankruptcy, or otherwise.

(g) Failure of the Mortgagor to perform or comply with any other covenant, agreement, term or condition of the Note or this Mortgage, not specially enumerated in this paragraph, after thirty days written notice to Mortgagor of such failure, irrespective of whether or not the same be remedied by the Mortgagee. Failure on the part of the Mortgagee to require strict compliance of the terms and conditions set forth herein shall not be deemed a waiver of any rights to require such strict compliance at any time; or

23. Upon the occurrence of any one or more of the events enumerated in Paragraph "22":

(a) The Mortgagee, at its option, is authorized to institute proceedings for the complete or, if applicable, partial foreclosure of this Mortgage subject to the rights of any tenants of the Mortgaged Property, and the failure to make any such tenants parties defendants to any such foreclosure proceeding and to foreclose their rights will not be, nor be asserted to be by the Mortgagor, or any other person or corporation hereafter acquiring an interest in the Mortgaged Property, a defense to any proceedings instituted by the Mortgagee to foreclose the Mortgage and to collect the sums secured hereby or as to the Mortgagor only any deficiency remaining unpaid after the foreclosure sale of the Mortgaged