

seeking, or have entered against it, an order for relief (or any similar remedy) under Title 11 of the United States Code, as the same may be amended from time to time, or any other applicable federal or state insolvency or other similar law relating to relief of debtors or consent to the institution of proceedings thereunder; or (v) suffer or permit to continue unstayed and in effect for thirty (30) consecutive days any judgment, decree or order entered by a court or governmental commission of competent jurisdiction, which assumes custody or control of such company or all or a substantial portion of its assets, or appoints or approves the election of a receiver, trustee, custodian or liquidator for such company or of all or a substantial part of its assets; or (vi) take or omit to take any action which would effect or result in any of the foregoing, then, in any such event, the whole principal sum of the Indebtedness shall, at Mortgagee's option, become immediately due and payable, without notice or demand, the same being hereby waived by Mortgagor.

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6.5 Dissolution or Change of Ownership: If Mortgagor, or if Mortgagor is a partnership, joint venture, trust or other type of business association, any of the parties comprising Mortgagor, shall dissolve, terminate or liquidate, or merge with or be consolidated into any other entity, or shall attempt to do any of the same, or if Mortgagor shall sell, assign, transfer, convey, pledge, mortgage, encumber or grant a security interest in all or so much of the stock or other ownership interest owned by it so as to prevent Mortgagor from continuing to have a controlling vote therein.

6.6 Foreclosure of Other Liens: If the holder of any lien or security interest on the Mortgaged Property (without hereby implying Mortgagee's consent to the existence, placing, creating or permitting of any such lien or security interest) institutes foreclosure or other proceedings for the enforcement of its remedies thereunder that has not been cured or bonded against within fifteen (15) days.

6.7 Default Under Major Lease: In the event of the occurrence of any default under this Mortgage which results from a default of the tenant under the Major Lease, the time in which to cure such defaults shall be extended until ten (10) days after the date the tenant under the Major Lease has performed such acts as may be required to cure the acts or omissions which gave rise to the default hereunder.

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