

assigning the insurance policies or renewals thereof, or in reimbursing the Mortgagee for premiums paid by it on such insurance; or

- (c) After default in the performance of the Mortgagor's obligations under paragraph 15; or
- (d) Upon the actual or threatened waste, removal or demolition of any material part of the Property; or
- (e) Upon assignment by the Mortgagor of any Lease or of the whole or any part of the rents, income or profits arising from the Property; or
- (f) Upon the Mortgagor admitting in writing its inability to pay its debts generally as they become due; or
- (g) Upon the Mortgagor making an assignment for the benefit of its creditors; or
- (h) Upon the Mortgagor commencing a voluntary case or having entered against it an order for relief under any chapter of the Federal Bankruptcy Code (Title 11 of the United States Code), or any similar order or decree under any federal or state law now in existence or hereafter enacted having the same general purpose, and such order or decree not having been stayed or vacated within sixty (60) days after entry; or
- (i) Upon the Mortgagor causing, suffering, permitting or consenting to the appointment of a receiver, trustee, administrator, conservator, sequestrator, liquidator, or similar official in any federal, state or foreign judicial or non-judicial proceeding, to hold, administer and/or liquidate all or substantially all of its assets, and such appointment not having been revoked,

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