

such endorser or guarantor, of its inability to pay its debts generally as they become due or the commission by Mortgagor, Fee Owner or any such endorser or guarantor of an act of bankruptcy; or

(g) The filing of a petition against Mortgagor, Fee Owner, City or any endorser or guarantor of the Note, seeking any reorganization, arrangement, composition, readjustment, liquidation, dissolution or similar relief under any present or future federal, state or other law or regulation relating to bankruptcy, insolvency or other relief for debtors, or the appointment of any trustee, receiver or liquidator of Mortgagor, Fee Owner, or of any such endorser or guarantor of all or any substantial part of the Premises or the City Project or of any or all of the income, rents, issues, profits or revenues thereof unless such petition shall be dismissed within thirty (30) days after such filing, but in any event prior to the entry of an order, judgment or decree approving such petition; or

(h) The Premises or the City Project are subjected to actual or threatened waste, or any part thereof is removed, demolished, altered, damaged or condemned without the prior written consent of Mortgagee; or

(i) Mortgagor, Fee Owner, or any endorser or guarantor of the Note (if a corporation) is liquidated or dissolved or its charter expires or is revoked, or Mortgagor, Fee Owner, or such endorser or guarantor (if a partnership or business association) is dissolved or partitioned, or Mortgagor, Fee Owner, or such endorser or guarantor (if a trust) is terminated or expires, or Mortgagor, Fee Owner, or such endorser or guarantor (if an individual) dies; or

(j) The sale, pledge, transfer, encumbrance or conveyance of the Premises or the City Project by Mortgagor or any part thereof or any interest therein or of any of the shares of capital stock of Mortgagor without the prior written consent of the Mortgagee

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