

(f) Failure of the Mortgagor to pay any installment of principal and/or interest under the First Mortgage or the note or notes secured thereby to Mortgagee on or prior to the expiration date of any grace period specified therein;

(g) Failure of the Mortgagor to comply with, perform or observe any other covenant or obligation contained in the First Mortgage or the note or notes secured thereby within the grace period therein specified;

(h) Failure of the Mortgagor to discharge of record or bond any contractors', subcontractors', mechanics', materialmen's, laborers' or other superior lien against or affecting the Mortgaged Property or any part thereof (except for the lien of the First Mortgage and this Mortgage) within 30 days after the recording or filing thereof;

(i) The entry of a decree or order for relief by a court having jurisdiction in the premises in respect of the Mortgagor or any other person, firm or corporation who is or may become liable for the payment of all or any part of the indebtedness secured hereby in an involuntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency or other similar law, or appointing a receiver, liquidator, assignee, custodian, trustee, sequestrator (or similar official) of the Mortgagor of such person, firm or corporation or for any substantial part of its property or ordering the winding-up or liquidation of its affairs and the continuance of any such decree or order unstayed and in effect for a period of 90 consecutive days;

(j) The commencement by the Mortgagor of a voluntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency or other similar law, or the consent by it to the appointment of or taking possession by a receiver, liquidator, assignee, trustee, custodian, sequestrator (or other similar official) of the Mortgagor or such person, firm or corporation