

to or in reimbursing the Mortgagee for premiums paid on such insurance, as herein provided; or (c) after default for thirty (30) days after notice and demand in the payment of any installment which may not then be due or delinquent of any assessment for local improvement for which an official bill has been issued by the appropriate authorities and which may now or hereafter affect the premises and may be or become payable in installments, provided, however, that as long as the Mortgage is not in default under the terms of the Mortgage or any other loan document, Mortgagor shall have the right to pay said assessment or assessments in whatever installments the assessing authority will agree to or allow, or (f) upon the actual or threatened waste, removal or demolition of, or material alteration to, any part of the premises, except as permitted herein; or (g) upon assignment by the Mortgagor of the whole or any part of the rents, income or profits arising from the premises without the written consent of the Mortgagee, except as is permitted in paragraph 33, or (h) upon default in the observance or performance of any other covenants or agreements of the Mortgagor hereunder in any security agreement, collateral assignment of leases and rentals, or any other instrument securing the debt or any portion thereof; or (i) upon the election by the Mortgagee to accelerate the maturity of said principal sum pursuant to the provisions of the note or of any other instrument which may be held by the Mortgagee as additional security for the note.

19. Upon default in any of the agreements or provisions of this mortgage or the note secured hereby, the Mortgagee