

(c) if default shall be made in the due observance or performance (i) of any covenant or agreement on the part of the Company contained in Section 1.05, 1.12, 1.14 or 1.16 or (ii) of any covenant or agreement on the part of the Company contained in Section 1.09, 1.10 or 1.11 and such default shall have continued for a period of 10 days after written notice specifying such default and demanding that the same be remedied shall have been given to the Company by the Mortgagee or (iii) of any other covenant, condition or agreement on the part of the Company in the Note or in this Mortgage contained and such default shall have continued for a period of 30 days after written notice specifying such default and demanding that the same be remedied shall have been given to the Company by the Mortgagee; or

(d) if default shall be made by the Lessee under the Lease by reason of which the lessor thereunder is given the right to give notice of its intention to terminate the Lease or if the Mortgagee shall not receive directly from the Lessee any rent payment under the Lease within 5 days after the same is due and payable regardless of the reason for the failure to make such payment; or

(e) if by the order of a court of competent jurisdiction, a receiver or liquidator of the Mortgaged Property or any part thereof, or of the Company or any then owner of the Property or any interest therein, shall be appointed and shall not be discharged or dismissed within 60 days after such appointment, or if by decree of such a court the Company or any such owner shall be adjudicated a bankrupt, or by declared insolvent; or

(f) if the Company or any then owner of the Property or any interest therein shall be dissolved, or if the Company or any such owner shall file a voluntary petition in bankruptcy, or shall make an assignment for the benefit of its creditors, or shall admit in writing its inability to pay its debts generally as they become due, or shall consent to or acquiesce in or fail to contest the appointment of a receiver or receivers of all or any part of the Mortgaged Property, or if a petition or an answer proposing the reorganization of the Company or any such owner pursuant to any present or future federal bankruptcy act or any similar law, federal or state, shall be filed in, and approved by, any court; or

(g) if any of the creditors of the Company or any then owner of the Property or any interest therein shall file a petition to reorganize the Company or any such owner pursuant to any pres-