

(f) Any assignment made by Mortgagor for the benefit of creditors, or appointment of a receiver, liquidator or trustee of Mortgagor, or of any of Mortgagor's property, or the filing of any petition for the bankruptcy, reorganization or arrangement of Mortgagor, pursuant to the Federal Bankruptcy Act or any similar statute, or adjudication of Mortgagor as a bankrupt or insolvent, or liquidation or dissolution of Mortgagor or expiration or revocation of Mortgagor's charger; except that the filing of an involuntary petition for the bankruptcy reorganization or arrangement of the Mortgagor which is dismissed within 60 days of such filing shall not be considered to be an event of default, or

(g) Failure of Mortgagor to keep, observe, perform, carry out and execute in every particular the covenants, agreements, obligations and conditions set out in this mortgage, or in the note, or in any instrument, transfer, conveyance, assignment or loan agreement given with respect to the secured indebtedness.

That if an event of default shall have occurred, Mortgagee may do any one or more of the following:

(a) Enter upon and take possession of the premises without the appointment of a Receiver, or an application therefor, employ a managing agent of the Premises and let the same, either in its own name, or in the name of Mortgagor, and receive the rents, incomes, issues and profits of the Premises and apply the same, after payment of all necessary charges and expenses, on account of the secured indebtedness, and Mortgagor will transfer and assign to Mortgagee, in form satisfactory to Mortgagee, Mortgagor's lessor's interest in any lease now or hereafter affecting the whole or any part of the Premises.



(a)-