

capacitated or transfer any interest in the Mortgagor without the prior written consent of the Mortgagee, or if the Mortgagor or any of its successors or assigns shall seek or consent to the appointment of a receiver or make an assignment for the benefit of creditors, file a petition seeking relief under the bankruptcy, arrangement, reorganization or other similar laws of the United States or any other competent jurisdiction, or if adjudged bankrupt or insolvent, or if any petition or proceeding is filed by or against such Mortgagor or owner of all or part of the premises in bankruptcy or for an arrangement or reorganization or for the appointment of a trustee, receiver, guardian, conservator, or liquidator of all, or substantially all, of said Mortgagor's property or such owner's property during the period of his ownership, or if any judgment, attachment, warrant, garnishment or like process is entered or filed against Mortgagor, such owner or any property of either of them and any order, judgment or decree granting such relief or attachment, warrant, garnishment or like process shall remain in force undischarged, unbonded or unstayed for a period of thirty (30) days or if a claim or lien shall be made which, in the sole opinion of counsel for the Mortgagee, would create a valid lien or obligation having priority over this mortgage and security agreement, or if any direct or indirect mortgage, pledge, hypothecation, encumbrance, sale, transfer, assignment or lease (other than a lease of space made in the ordinary course of business by the Mortgagor) of all or a portion of the premises is made without the prior written consent of the Mortgagee, the Mortgagee, at its option, may exercise any one or more or all of the following remedies: