

date the first installment becomes due or payable or a lien; or if the Mortgagor fails to furnish the Mortgagee with receipted tax bills or other proof of payment of the aforesaid items by no later than the dates on which such items must be paid so as not to constitute a default hereunder; or

(c) after default after notice and demand, either in assigning and delivering the policies of insurance herein described or referred to, or in reimbursing the Mortgagee for premiums paid on such insurance, as hereinbefore provided; or in maintaining such Insurance in force; or

(d) after default upon request in furnishing a statement of the amount due on this Mortgage and whether any offsets or defenses exist against the mortgage debt as hereinbefore provided; or

(e) after default in furnishing the financial statements or the rent roll, as hereinbefore provided; or

(f) upon the actual or threatened waste, removal or demolition of any building or other property on the Premises, except as permitted by Article 3; or

(g) upon assignment by the Mortgagor of the whole or any part of the rents, income or profits arising from the Premises to any person without the written consent of the Mortgagee or if the Mortgagor shall further encumber the Premises for debt by an encumbrance which shall not by its actual terms and specifically expressed intent be and at all times remain subject and subordinate to any and all tenancies in existence when such encumbrance shall become effective or thereafter created; or

(h) if the buildings on the Premises are not maintained in reasonably good repair; or

(i) after failure to comply with any requirement or order or notice of violation of law or ordinance issued by any governmental department claiming jurisdiction over the Premises within three (3) months from the issuance thereof; or

(j) if an application of the Mortgagee two or more fire insurance companies lawfully doing business in the state in which the Premises are located refuse to issue policies insuring the buildings on the Premises; or

(k) after thirty (30) days' notice to the Mortgagor, in the event of the passage of any law deducting from the value of real property for the purposes of taxation any lien thereon, or changing in any way the taxation of mortgages or debts secured thereby for state or local purposes, or the manner of collecting such taxes and imposing a tax, either directly or indirectly, on this Mortgage or the Note; or

(l) if the Mortgagor shall fail to make payment of any other sums required to be paid hereunder within the