

obligation or this Mortgage within fifteen (15) days after receipt of written notice from Mortgagee, or if Mortgagor shall fail to perform any other provisions hereof or of the obligation on the part of Mortgagor to be performed, within thirty (30) days after receipt of written notice from Mortgagee, or if by order of a court of competent jurisdiction, a receiver or liquidator or trustee of Mortgagor or any general partner of Mortgagor, or any of Mortgagor's property, shall be appointed and shall not have been discharged within sixty (60) days, or if by decree of a court of competent jurisdiction Mortgagor or any general partner of Mortgagor shall be adjudicated bankrupt or insolvent, or any of Mortgagor's property shall have been sequestered, and such decree shall have continued undischarged and unstayed for sixty (60) days after the entry thereof, or if any proceedings under the Federal Bankruptcy Act or any similar statute applicable to Mortgagor, or any general partner of Mortgagor, as now or hereafter in effect, shall be instituted against Mortgagor or any general partner of Mortgagor, and shall not be dismissed within sixty (60) days after such filing, or if Mortgagor or any general partner of Mortgagor shall institute any such proceeding or shall consent to the institution of any such proceeding against Mortgagor or any general partner of Mortgagor under any such law, or if Mortgagor or any general partner of Mortgagor shall make an assignment for the benefit of its creditors or shall admit in writing its inability to pay debts generally as they become due or shall consent to the appointment of a receiver or liquidator or trustee of Mortgagor or any general partner of Mortgagor or of all or any part of its property, then in any such event, at the option of Mortgagee: