

become due; or (g) upon the Mortgagor making an assignment for the benefit of its creditors; or (h) upon the Mortgagor commencing a voluntary case or having entered against it an order for relief under any chapter of the Federal Bankruptcy Code (Title 11 of the United States Code) or any similar order or decree under any federal or state law, now in existence, or hereafter enacted having the same general purpose, and such order or decree not having been stayed or vacated within 30 days after entry; or (i) upon the Mortgagor causing, suffering, permitting or consenting to the appointment of a receiver, trustee, administrator, conservator, sequestrator, liquidator or similar official in any federal, state or foreign judicial or nonjudicial proceeding, to hold, administer and/or liquidate all or substantially all of its assets, and such appointment not having been revoked, terminated, stayed or vacated and such official discharged of his duties within 20 days of his appointment; or (j) upon all or a part of the Property being taken as a result of the exercise of the right of condemnation or eminent domain; or (k) upon the Mortgagor entering into a contract to sell, selling, conveying, alienating, assigning or transferring the Property, or any part thereof or any interest therein in any manner, whether voluntary or involuntary or by operation of law or otherwise, without in each instance obtaining the Mortgagee's prior written consent thereto; or (l) upon the Mortgagor directly or indirectly creating, suffering or permitting to be created