

cordance with its rights and remedies in respect of the real property. The parties agree that in the event the Mortgagee elects to proceed with respect to collateral constituting personalty or fixtures separately from the real property, thirty (30) days' notice of the sale of such collateral shall be reasonable notice.

20. Default. The Obligations shall become immediately due and payable at the option of the Mortgagee (a) after default for ten (10) days in the payment of any Imposition; or (b) after default for ten (10) days in keeping in force the insurance which the Mortgagor is required to maintain under the provisions of this Mortgage or in delivering or assigning the insurance policies or renewals thereof, or in reimbursing the Mortgagee for premiums paid by it on such insurance; or (c) after default in the performance of the Mortgagor's obligations under Paragraph 15; or (d) upon the actual or threatened waste, removal or demolition of any part of the Property; or (e) upon assignment by the Mortgagor of any Lease or of the whole or any part of the rents, income or profits arising from the Property; or (f) upon the Mortgagor admitting in writing its inability to pay its debts generally as they 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

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