

(m) Should any event of default occur under any term or condition of the Assignment of Borrower's Interest in Contract Documents dated of even date by the Borrower in favor of the Lender; or

(n) Should the Borrower sell, transfer, convey, mortgage or encumber all or any part or any interest in the Premises or the assets of Borrower, excluding however, the purchase money mortgages set forth in subparagraph (f) hereinabove; or

(o) Should Borrower fail to keep in full force and effect and pay the annual premium on or before such payment due dates during the term of this Mortgage prior to the Conversion Date on that certain life insurance policy being identified as Policy No. 1335628 wherein the insured's life is ~~that~~ *Jay Sekulow* and the insurer is National Benefit Life Insurance Company.

2.02 Acceleration of Maturity. If a Default shall have occurred, then the entire Indebtedness shall, at the option of the Lender, immediately become due and payable without notice or demand, time being of the essence of this Mortgage; and no omission on the part of the Lender to exercise such option when entitled to do so shall be construed as a waiver of such right.

2.03 Right to Enter and Take Possession.

(a) If a Default shall have occurred, the Borrower, upon demand of the Lender, shall forthwith surrender to the Lender the actual possession of the Premises and if, and to the extent permitted by law, the Lender itself, or by such officers or agents as it may appoint, may enter and take possession of all of the Premises without the appointment of a receiver, or an application therefor, and may exclude the Borrower and its agents and employees wholly therefrom, and may have joint access with the Borrower to the books, papers and accounts of the Borrower.

