

Mortgagor suffers or permits to occur any breach or default under the provisions of any such assignment of lease or leases of the premises or any other agreement given as additional security and such default shall continue for thirty (30) days, such breach or default shall constitute a default under the mortgage and at the option of Mortgagee, and without notice to Mortgagor, all unpaid indebtedness secured by this mortgage shall become due and payable as in the case of other defaults.

21. That the term, "default", whenever used in this mortgage, shall mean any one or more of the following events:

(a) An event of default under the Promissory Note referred to herein.

(b) A breach by Mortgagor of any of the covenants, agreements and conditions of this Mortgage.

(c) Failure by Mortgagor to duly keep, perform and observe any covenant, condition or agreement in the Note, this Mortgage and Security Agreement, or any other instrument securing the Note or any other instrument collateral to the Note or executed in connection with the sums secured hereby, which is not remedied within the time period as set forth herein.

(d) If either (A) Mortgagor, or any guarantor or endorser of this Note: (i) files a voluntary petition in bankruptcy, or (ii) is adjudicated as a bankrupt or insolvent, or (iii) files any petition or answer seeking or acquiescing in any reorganization, management, composition, readjustment, liquidation, dissolution or similar relief for itself under any law relating to bankruptcy, insolvency or other