

if any; or (g) if the Mortgagor shall default in the due observance and performance of any other covenant or condition on the part of the Mortgagor in this Mortgage contained, and such default shall have continued for a period of fifteen (15) days after written notice thereof shall have been given to the Mortgagor by the Mortgagee; or (h) upon default of the obligations of the Mortgagor or the Companies in those deeds of trust and mortgages given by the Mortgagor and/or the Companies to the Mortgagee covering additional parcels of land in the states of New Hampshire, Maine, New York, South Carolina, North Carolina, West Virginia and Minnesota (collectively the "Contemporary Mortgage") owned by Mortgagor or one of the Companies which default continues beyond the expiration of the applicable grace period, if any; or (i) upon thirty (30) days' notice to the Mortgagor in the event of the passage of any law deducting from the value of the property encumbered with the lien of this Mortgage, for the purposes of taxation, any lien thereon, or changing in any way the taxation of mortgages or debts secured thereby for state or local purposes. If an Event of Default occurs or exists hereunder, then, at the option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and payable and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party to any suit involving this mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of an