

all due diligence before the expiration of said 30 days, within such period of time as may be necessary to cure the same with the exercise of all due diligence;

(f) The Mortgagor or any other person liable for the payment of all or part of the indebtedness secured hereby shall (i) apply for or consent to the appointment of a receiver, trustee or liquidator of itself or of all or a substantial part of its assets, (ii) be unable, or admit in writing its inability, to pay its debts as they mature, (iii) make a general assignment for the benefit of creditors, (iv) be adjudicated a bankrupt or insolvent, or (v) file a voluntary petition in bankruptcy or a petition or an answer seeking reorganization or an arrangement with creditors or to take advantage of any insolvency law or an answer admitting the material allegations of a petition filed against it in any bankruptcy, reorganization or insolvency proceeding, or action shall be taken by the Mortgagor or such other person for the purpose of effecting any of the foregoing;

(g) An order, judgment or decree shall be entered, without the application, approval or consent of the Mortgagor or any other person liable for the payment of all or any part of the indebtedness secured hereby, by any court of competent jurisdiction, approving a petition seeking reorganization of the Mortgagor or such other person or appointing a receiver, trustee or liquidator of the Mortgagor or such other person or of all or a substantial part of the assets of the Mortgagor or such other person, and such order, judgment or decree shall continue unstayed and in effect for any period of 60 consecutive days; or

(h) The Property or any part thereof shall be sold or otherwise transferred prior to the maturity, whether by acceleration or otherwise, of the indebtedness secured hereby;

thereupon, the Mortgagee may declare the entire unpaid principal of and accrued interest on the Note and all other sums secured hereby to be immediately due and payable, whereupon the same shall become immediately due and payable, without presentment, demand, notice of dishonor or protest thereof, all of which are hereby expressly waived.

14. If a Default shall have occurred and be continuing the Mortgagee may exercise any right, power or remedy permitted to it by law, and, without limiting the generality of the foregoing, the Mortgagee may, to the extent permitted by law: