

income or profits arising from the Property without the prior written consent of the Mortgagee; or (f) if the Mortgagor becomes insolvent; or (g) if the Mortgagor generally does not pay its debts as they become due; or (h) if the Mortgagor makes an assignment for the benefit of creditors; or (i) if the Mortgagor calls or causes to be called a meeting of creditors for the composition of debts; or (j) if there shall be filed by or with the consent or authorization of the Mortgagor a petition in bankruptcy for liquidation or for reorganization, or a custodian, receiver or agent is appointed or authorized to take charge of its properties, or the Mortgagor authorizes any such action; or (k) if there shall be filed against the Mortgagor a petition in Bankruptcy, for liquidation, or for reorganization, or a custodian, receiver, or agent is appointed or authorized to take charge of its properties and the Mortgagor has not consented to or authorized such action and such action is not dismissed within thirty (30) days; or (l) the exercise of the right of condemnation or eminent domain in respect of: (i) an aggregate total of 15% or more of the square footage of the Premises, (ii) all or any part of the Premises if, in the judgment of the Mortgagee, such condemnation will materially impair the use of Property in the operation of the business of the Mortgagor, or (iii) all or any part of the Buildings; or (m) except as expressly permitted herein, upon the Mortgagor directly or indirectly creating, suffering or permitting to be created or to stand