

to its right, as hereinafter provided, to accelerate the maturity of this mortgage and to foreclose the same, and any and all amounts so paid shall be repaid by the Mortgagors to the Mortgagee upon demand, with interest thereon at the rate hereinabove set forth with respect to the principal amount secured hereby from the date or dates of payment by the Mortgagee, and shall be equally secured by this mortgage.

XI

The whole of the principal and of all other sums secured hereby and interest thereon shall, at the Mortgagee's election, become due and be forthwith payable upon the happening of any one or more of the following events, and any of which events shall constitute a default:

(a) Immediately upon the happening of any of the following events and without any notice, demand or other act whatsoever to be performed by the Mortgagee:

- (1) Default in the payment when due of the principal sum or any other sum secured hereby, interest thereon or any installment of either thereof;
- (2) The actual or threatened removal of the mortgaged property herein described or any part thereof from the place now situate, or the actual or attempted sale, transfer or encumbrance of the mortgaged property or of any part thereof or of any interest therein except with written consent of the Mortgagee first had and obtained;
- (3) Default in the payment of the rental reserved in the permit agreement described as Parcel No. 14 above or in any renewal or extension thereof or substitution therefor, at the times and in the manner therein provided, or in otherwise keeping, performing and observing all the covenants, terms and conditions in said permit agreement or in any renewal or extension thereof or substitution therefor contained on the part of the Mortgagors or any one or more of them as lessee thereunder to be kept, performed and/or observed.
- (4) The continuance for thirty (30) days of any involuntary lien of any kind or character (except for taxes due but not in default, or for taxes which are, in good faith,