

or if the Mortgagor (or any of its general partners) shall file or have filed against it a petition under or pursuant to any provisions of the United States Bankruptcy Act or any amendment thereof or substitute therefor, and such petition, if involuntary, is not vacated or stayed within sixty (60) days after filing, or if any other proceeding for the relief of creditors is commenced against the Mortgagor and not vacated or stayed within sixty (60) days after the date commenced.

(h) Judgments. Any final judgment for the payment of \$50,000 or more is rendered against the Mortgagor and the Mortgagor fails to discharge the same or appeal such final judgment together with securing a stay of execution within sixty (60) days from entry thereof.

ARTICLE 6

Remedies on Default

Section 6.1 Remedies. If any one or more of the Events of Default shall occur, the Mortgagee may, all as specified below, exercise any or all of the following remedies:

(a) Acceleration. The Mortgagee may declare the entire unpaid portion of the Secured Indebtedness to be immediately due and payable, upon giving such notice as may be required by law, whereupon the same shall become immediately due and payable.

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