

20. Defaults. The Debt shall become due at the option of Mortgagee upon the following events:

- (a) if any Instalment is not paid within thirty (30) days after the same is due;
- (b) if any of the Taxes is not paid prior to the day upon which any interest, fine, penalty or cost may be added thereto or imposed by law for the nonpayment thereof;
- (c) [Deleted]
- (d) if the Policies are not kept in full force and effect, or if the Policies are not assigned and delivered to Mortgagee upon request;
- (e) if Mortgagor does not furnish a statement, in the manner provided herein, of the amount of the Debt and the offsets or defenses thereto, if any;
- (f) if without the consent of Mortgagee any Improvement or the Equipment (except for normal replacement of the Equipment) is removed, demolished or materially altered, or if the Mortgaged Property is not kept in good condition and repair;
- (g) if without the consent of Mortgagee any Leases are, except as provided to the contrary in paragraph 7 of this Mortgage, made, canceled or