with the month of January, 1907; each of said notes bearing interest at the rate of six per cent per annum from the 15th day of December, 1906 and shall well and truly keep and perform all and singular the covenants and conditions herein set forth on the part of said party of the first part to be kept and performed, then and in that event this mortgage shall be void, otherwise it shall remain and be in full force and effect.

It is further expressly agreed that the said mortgagor will keep the said goods and chattels fully insured against loss and damage by fire to the amount of Twenty-five hundred and twenty dollars ($2520.00) in such insurance company or companies as the said mortgagee shall approve, with loss if any, payable to the Mergenthaler Linotype Company, as its interest may appear, and deliver said policies to the said mortgagee forthwith, and in case of mortgagor's default in obtaining and delivering such policies forthwith, it shall be lawful for the said mortgagee, its agents, attorneys or assigns, to procure such insurance, and the premiums for effecting the same shall be a further lien upon said property in addition to the amount hereinbefore named in this mortgage as owing and secured by these presents, and which shall be payable on demand, with interest at six per cent. per annum; that the mortgagor shall at its own expense, from time to time replace and repair all such parts of said goods and chattels as may be broken, worn out, or damaged, and keep the same in every respect in good working order, and in the event of the mortgagor's default therein the party of the second part may cause such replacement and repairs to be made, and the cost thereof and also the cost of necessary labor, supplies or parts furnished by the party of the second part for use on or in connection with such goods and chattels, shall be secured by this mortgage and become a further lien upon the goods and chattels herein described; and that said mortgagor shall permit the Mergenthaler Linotype Company, its agents attorneys or assigns, to have free access to said goods and chattels at all reasonable times; and shall pay, bear and discharge all such taxes as may be charged against, assessed or imposed upon the said goods and chattels, at any valuation thereof, and in the event of a default of mortgagor to pay such taxes so levied upon said goods and chattels, it shall be lawful for said mortgagee to pay and discharge the same, and such amount or amounts so expended in the payment or discharge of such taxes shall thereupon be a further lien and charge upon said property secured by this mortgage; and that said mortgagor shall, when thereunto requested by said