manage and conduct the same, and for the purposes of such business may employ such agents, managers, receivers, servants and workmen as it shall deem proper and may renew and keep up the permanent way, rolling stock, plant and equipment, and generally may do or cause to be done, all such things and may enter into such arrangements respecting the said premises or the working of the same or any part thereof including procuring insurance of any kind, as it could do if it were absolutely entitled thereto and without being responsible for any loss or damage that may be occasioned thereby, and may also demise or let such premises, or any part thereof upon such terms and with such stipulations as the trustee shall think fit, subject however to the mortgagor's right of possession, as hereinafter provided, in case all defaults shall be made good and the trustee shall out of the rents, profits and income of the same premises pay the expenses of such management and all its expenses and outgoings in the execution of these presents and shall pay and apply the residue to or towards the payments of all overdue and unpaid coupons pro rata and without priority, and thereafter of all principal moneys if the same shall be then due and payable.

Power to Lease

Trusts of income and receipts

And in case all defaults of the mortgagor known to the trustee shall be made good and no event to the trustee's knowledge shall exist upon which this security shall be enforceable, the trustee shall yield to the mortgagor the possession of the premises entered upon not then sold, and such premises shall thereupon be subject to all the trusts and provisions of these presents in the same manner and to the same extent as if such entry had not been made.

Return of premises entered upon