in case of loss or damage to the trustee and so that all sums of money received by the Trustee by virtue of any such policies of insurance shall be applicable to making good the loss and damage.

And such moneys shall be received, paid out or held by the trustee in the same manner and upon the same trusts as hereinbefore provided in the case of purchase moneys received by the trustee from the sales of parts of the said premises by the mortgagor.

And that the mortgagor will deliver to the trustee all policies for such insurance whenever requested after any default or failure of the mortgagor in any of its covenants or agreements herein contained.

Taxes charges assessments and liens

And that the mortgagor will punctually pay all taxes, charges, assessments and liens already, or to be at any time levied, laid, assessed or created upon the said premises or any part thereof, or upon the interest of the trustee in the said premises or in the bonds, and that this mortgage and the bonds secured hereby shall at all times during the continuance hereof be a first charge and lien upon the said premises, and whenever called upon by the trustee will furnish the trustee satisfactory certificates showing the payment of such taxes, charges, assessments, and liens.

Maintenance and repair

And that the mortgagor will maintain, preserve and keep all and singular the mortgaged premises substantially in such repair as the same are now in or may hereafter be put in. And will at all times maintain, preserve and keep its tracks, railways, shops, buildings and rolling stock with the apparatus, fixtures, and appurtenances in like repair and in good working order and condition and supplied with all necessary equipment