

and from time to time will make all needful and proper repairs, renewals, replacements and alterations and will conduct and manage its business without interruption in an efficient manner.

Preserving
grants
and
franchises

And will not suffer any of its locations, grants, rights, franchises or privileges to lapse or to be forfeited so long as the same shall be necessary or convenient in carrying on its business and will use reasonable efforts to obtain from time to time all necessary renewals and extensions of such locations, grants, rights, franchises and privileges and similar locations, grants, rights, privileges equipments and apparatus which may be necessary in the conduct of its business as the mortgagor shall be authorized to conduct it.

Payment
of expenses
incurred
hereunder

And that the mortgagor will pay to the trustee all expenses incurred by the trustee in the execution of the trusts hereof, and all sums of money if any, that shall have been paid by the trustee, or any persons interested in the trusts hereof, and on account of any such taxes, ^{charges} assessments or liens or insurance money in case of default in respect thereof on the part of the mortgagor as aforesaid, with interest at the rate of 6 percent. per annum from the time or times of such payments, respectively.

Further
assurance

And that the mortgagor and every person having or claiming any estate, right, title or interest in or to the mortgaged premises or any part thereof, will, at all times, do and execute every such deed, act, assurance and thing as the trustee may reasonably require, or as shall be necessary for the further and more perfectly assuring to and to the use of the trustee upon the trusts and for the purposes herein expressed all and every part of the mortgaged premises hereby conveyed or intended to be and especially