and, also, all improvements or additions made to or to be made to any or all of said plant and property, real and personal, or either, and all replacements of the same or any part thereof, and, also, all and every other estate, right and interest, privilege, and franchise, corporate, municipal or otherwise, property and thing, real, personal or mixed.

To have and to hold the same unto the party of the second part, its successors and assigns, forever, for the purposes, uses and trusts herein set forth, in trust for the benefit, security and protection of the respective persons and corporations who may now, or shall at any time hereafter, own said bonds and coupons, or any or either of them, and for the enforcement of the payment thereof, as and when the same become due and payable, without preference of any of said bonds over any of the others thereof by reason of the priority of the time of issue or maturity or of the negotiation thereof or otherwise; provided, always, that if the said Caney River Gas Company, its successors or assigns shall well and truly pay or cause to be paid, said bonds and coupons in the manner prescribed for the payment thereof, and shall well and truly perform and observe each of the covenants, promises and conditions contained herein, and in said bonds and coupons, then this Indenture and all interest hereby granted shall cease, determine and be void, and the Trustee, its successors or assigns, shall forthwith, at the expense of said Caney River Gas Company, " cause the proper satisfaction to be made and these presents to be re-assigned; otherwise to remain in full force.

The bonds hereby secured shall not be valid until they are certified by the Trustee as indicated above, and when so certified they shall forthwith be delivered to, or on the order of the President of said Caney River Gas Company.

The said Caney River Gas Company covenants and agrees that it will cause this trust deed to be recorded in the proper County or Counties in which said property may be situated, and will pay the principal and interest according to the terms of said bonds, and will pay all taxes, rates, levies and assessments which may be lawfully levied on any of said property as and when the same shall lawfully become due and payable, and will suffer no mechanic's, laborer's, statutory or other lien to attach to any of the said property, the lien whereof might or could be held to be paramount to or concurrent with the lien of this instrument, and will not suffer any other matter or thing whatsoever, whereby the lien hereof might or could be impaired and will keep the buildings and improvements as the same are acquired in good condition and repair and fully insured against loss or damage by fire, or other casualty against which insurance may be required, in and by responsible insurance companies, or any such insurance companies as the trustee may direct, and will cause the policies to be made payable to the Trustee as its interest may appear, for the benefit of the holder or holders of the bonds hereby secured, and will promptly pay all premiums on such insurance policies. And if the party of the second part or the holder or holders of said bonds or any of them advance or expend any money in the payment of any taxes, rates, levies and assessments, or either or any of them, or to free said property from any such outstanding lien, or to pay premiums on such insurance policies or to redeem said property from any tax sale, or to purchase any tax title thereon, or in prosecuting or advancing any suit in relation hereto, whether a foreclosure or otherwise, or in procuring an abstract or a continuation of abstracts of title to said premises, or title guarantee policy, or in any manner to protect the title, estate and property hereby conveyed, or in the payment of attorney's or solicitor's fees or Court costs in establishing or enforcing any covenant contained herein or any rights hereunder, or in