The mortgagor company further promises, covenants and agrees that it shall and will from time to time promptly pay and discharge or cause to be paid and discharged all taxes, rents, levies or assessments and charges, ordinary and extraordinary levied or imposed upon the said mortgaged premises, or any part thereof, the lien whereof might or could be held to be prior or equal to the lien of these presents so that the same shall not fall into arrears, and so that the priority of this mortgage shall be duly preserved.

Article III

Until default shall be made in the payment of the principal of said bonds, or the interest thereon provided for, or either of the same, or any portion thereof, or in the performance of any of the covenants of this Indenture to be kept and performed by said "Building Company", and until such default shall have continued for a period of two (2) months, said "Building Company" shall be permitted to possess, control and manage all the property aforesaid, and to receive and use the tolls, incomes, revenues, rents, issues, and profits thereof in the same manner and with the same effect and if this indenture had not been made.

Article IV

If said "Building Company" shall well and truly pay, or cause to be paid, the principal of said bonds, and every one of the same, and all interest thereon, when the same shall become payable, according to the true meaning of these presents, and in accordance with the provisions of said bonds and coupons attached thereto and in that case all the estate, right, title and interest of said "Trustee" and its successor or successors in the Trust hereby created and the owner or holders of any of said bonds, shall cease, and terminate and be as though this deed had not been made, otherwise the same shall be and remain in full force, virtue and effect.

Article V.

In case default shall be made in the payment of any interest on any of said bonds issued according to the tenor thereof, or of the coupons thereto attached, or in the performance of any of the covenants of this Indenture, to be kept and performed by said "Building Company", after demand duly made for such payment or performance or in case such default shall continue for a period of two (2) months, said "Trustee" may, in its discretion, and must on the written consent of the holders of twenty five per cent (25%) or more than twenty-five per cent (25%) in amount of said bonds then outstanding personally or by their attorney or agent, take possession of and enter into and upon all and singular the rights and privileges hereby conveyed or intended so to be conveyed, and each and every part thereof, and have and use and hold the same, operating by their superintendents, managers, servants, attorneys or agents the said office building and conducting the business thereof and making from time to time all necessary repairs and replacements, and such useful alterations, additions and improvements thereto as may seem to said "Trustee" to be judicious, and collect and receive all incomes, rents, issues and profits of the same, and every part thereof, and after deducting the expenses of operating said office building and conducting said business, including proper compensation for its own services, and for all agents or attorneys employed by it in or about such entry or operation and for all of the said repairs, replacements, alterations, additions and improvements including all payments which may have been made for taxes, assessments, charges or liens prior or subsequent to the lien of these presents upon said rights and premises or any part thereof, apply the balance of the moneys arising as aforesaid to the payment of the