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The purchase money proceeds and avails of any such sale whether under the power of sale hereby granted or pursuant to judicial proceedings together with any other sums which may be held by the Trustee under any of the provisions of this indenture, as part of the Trust estate or the proceeds thereof shall be applied as follows:

a. To the payment of the cost and expenses of any such sale, including a reasonable compensation to the Trustee its agents attorneys or counsel and all expenses liabilities and advances made or incurred by the Trustee.

B To the payment of the whole amount then owing or unpaid upon the bonds hereby secured including both principal and interest, with interest at the rate of six per cent per annum upon the overdue installments of interest, and in case such proceeds shall be insufficient to pay in full the amount so due and unpaid upon the bonds then to the payment of such principal and interest without preference or priority of principal over interest, or of any installment of interest over any other installment of interest, ratably to the aggregate of such principal and the accrued and unpaid interest; and

(C) To the payment of the surplus, if any, to the Gas Company its successors or assigns or to whomsoever may be lawfully entitled to receive the same.

22. In case of any sale hereunder any purchaser, for the purpose of making settlement or payment for the property purchased, shall be entitled to use and apply any bonds and any matured and unpaid coupons hereby secured by presenting such bonds and coupons in order that they may be credited thereon the sums applicable to the payment thereof out of the net proceeds of such sale to the owner of such bonds and coupons as his ratable share of such net proceeds, after making any deduction which may be made from the proceeds of sale on account