the said Gas Company to keep and maintain in their present or orginal location the pipe lines hereby mortgaged, or the oil wells, gas wells, tanks derricks, machinery, fixtures and appliances now on any of the hereinbefore described lands or appurtenant thereto or hereafter to be placed thereon or to become appurtenant thereto for the transportation production and sale of natural gas or petroleum; but, if in order to maintain or increase the production and sale of gas or petroleum or because they shall become worn out or unfit for use or otherwise unnecessary or useless or for any other reason whatsoever, it shall seem to the gas Company necessary or advantageous to take up or remove any casing piping from the oil wells, or gas wells or any tanks derricks machinery, pipe lines, fixtures, appliances or appurtenances and to replace or use the same elsewhere or to sell the same, the said Gas Company shall have full power and authority to do so; but in case the said Gas Company shall decide to sell the same or any part thereof it shall be lawful for the said Gas Company to make ~~at~~ such sale at a fair and reasonable price, but any proceeds arising from any such sale, or from the sale of any other property mentioned or provided for in the proceeding parts of this section (excepting real estate) shall be placed and kept by said Gas Company seperate from its other funds and in a seperate account and shall not be expended by said Gas Company, otherwise than in the extention, enlargement or improvement of the plant equipment or facilities of said Gas Company for the contract of its business and the said Gas Company shall at the expiration of each period of six months next ensuing after the day of the date thereof give to said Trustee full and accurate information in writing, as to what if any, changes, have been made under the provisions hereof with respect to the property and