default shall be made in the payment of any interest of any of said bonds issued according to the tenor thereof; or of the coupon 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 (25) per cent or more than twenty-five (25) percent in amount of said bonds then outstanding personally or by their attorney or agent take possession of and enter upon all and singular the rights and privileges hereby conveyed or intended to be so conveyed and each and every part thereof and have 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 expense of operating