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 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 or premises or any thereof, apply the balance of the moneys arising as aforesaid to the payment of the interest upon said bonds in the order in which said interest shall have or shall become due ratably to the persons holding coupons or other evidence of the rights to such interest and after paying all interest which shall have become, due to apply the same to the satisfaction of the principal of said bonds which may be at that time due and unpaid ratably and without discrimination or preference.

Article VI

In case default shall be made in the payment of any interest as provided in said bonds and coupons of this instrument, or in case default shall be made in the payment of the principal or any of said bonds, or any part thereof as therein and herein provided, or in the performance of any of the covenants of this indenture to be kept by said "Building Company" and in case any default shall continue for a period of two 2 months