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SECTION 11. Except as otherwise provided in this Indenture, the Company will take and will cause each of its subsidiary companies, any bonds or obligations of which shall then be pledged hereunder, to take any and all such action as from time to time may be necessary or advisable to preserve and maintain the corporate existence and the corporate rights and franchises of the Company or of such subsidiary company, as the case may be, and if the corporate existence of the Company otherwise would expire prior to the maturity of any bonds then issued and outstanding hereunder, or if the corporate existence of such subsidiary company otherwise would expire prior to the maturity of any bonds or obligations of such subsidiary company then pledged hereunder, any and all such action as may be necessary or permitted to secure the extension of the corporate existence of the Company or of the corporate existence of such subsidiary company beyond the time when such bonds or obligations shall become due; and the Company will take and will cause each of its subsidiary companies to take all such steps as may be necessary to comply with the laws of all states and countries in which it or such subsidiary company should comply with in order fully to be authorized and empowered to conduct such business.

The Company will at all times maintain, preserve and keep the mortgaged property or premises, and will at all times cause each of its subsidiary companies, any bonds or obligations of which shall then be pledged hereunder, to maintain, preserve and keep its property and every part thereof securing such bonds or obligations, in thorough repair, working order and condition, and equipped with suitable machinery and appliances, and from time to time to make all needful repairs, renewals and replacements thereof so that at all times the value of the security for the bonds issued under this Indenture, and the mortgaged property or premises of the Company and said property of such subsidiary company, shall be fully preserved and maintained.

Nothing in this Section contained, however, shall be construed to prevent the Company or any of its subsidiary companies, any bonds or obligations of which shall then be pledged hereunder, from ceasing to use or operate any of its plants or other property, if, in the judgment of the Company, it is advisable not to use or operate the same for the time being, or if the Company or such subsidiary company intends to sell or otherwise dispose of the same and within a reasonable time endeavors to effect such sale or other disposition.

SECTION 12. All lands, plants, buildings, machinery, bonds, obligations and other property of every kind, real, personal or mixed, hereby conveyed, mortgaged, pledged, assigned or transferred, or intended so to be, whether now owned or hereafter acquired by the Company, shall immediately, or immediately upon the acquisition thereof by the Company, and without any further conveyances or assignments become and be subject to the lien of this Indenture as a first lien thereon as fully and completely as though specifically described in the granting Clauses hereof and now owned by the Company; but the Company covenants and agrees that it will make, execute and deliver to the Trustees such particular conveyances, mortgages, pledges, assignments or transfers thereof as shall be reasonably required by the Corporate Trustees for the purpose of expressly and specifically subjecting the same to lien of this Indenture, and also that it will do, execute, acknowledge and deliver or cause to be done, executed, acknowledged and delivered all and every such further acts, deeds, mortgages, assignments, transfers and instruments for the better assuring, conveying and confirming unto the Trustees all