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but the Company agrees to pay all taxes, assessments and levies upon said property hereby conveyed, the lien whereof might be held superior to the lien of these presents, thereby at all times preserving the priority of these presents, and to properly take care of said property, and to do, on demand of the Trustee, or its successor, all acts necessary or proper to keep valid the first lien hereby created.

Article 11: And the Company hereby covenants and agrees that having possession as aforesaid, it will at all times keep and maintain said property in thorough repair, working order and condition, and that it will from time to time make all needed and proper repairs and replacements, so that the business of the party of the first part shall, at all times be properly conducted.

Article 111: The company shall and will at all times hereafter, until the said principal sum of money and interest thereon shall be fully paid, keep all its buildings and its other property hereinbefore described, and which is usually insured by like companies, insured against loss or damage by fire and tornado, and cause such insurance to be made payable, in case of loss, to said Trustee, by proper stipulation inserted in the policies, and such policies of insurance and their renewals shall be delivered by the Company to the Trustee, and in default of so doing the Trustee, or the legal holder or holders of said bonds, may effect such insurance in the name of the Trustee, and any moneys so expended by the Trustee or the holders shall be repaid by the Company upon demand, shall become so much more additional indebtedness secured by this deed of trust or mortgage and be paid out of the proceeds of the sale of any of said property, if not otherwise paid by first party.

In case of loss, said Trustee shall allow the insurance money received on any policy of insurance procured by the Company to be applied by the Company toward the replacement of or additions to the property destroyed or injured, if the Company shall in writing so request, and said Trustee shall upon request, pay over to the Company, for that purpose, on receipt of proper vouchers showing that said property had been replaced by new or additional property, costing as much as the amount of money so paid over, any or all of such insurance received on policies procured by said Company. Said Trustee shall be in no way responsible for the collection of any insurance in case of loss.

Article 1V: The Company hereby reserves the right to call, in, pay and redeem said bonds or any of them on any interest day, by paying the principal of said bonds so called for payment and also all interest accrued to the date of such redemption.

But notice shall be given by The Central National Bank of Tulsa, Trustee hereunder to the holder or holders of the bonds so called for payment, by advertisement published for at least five consecutive days in a newspaper of general circulation published in Tulsa County, Oklahoma, the first publication of the notice in such case to be at least thirty days before the time fixed for such redemption, which notice shall state the date upon which the Company will be prepared to redeem such bonds and the numbers of the bonds so called for redemption. And upon and after the date given in said notice, all interest on the bonds so called shall cease; but all such calls for redemption shall be made through the Central National Bank of Tulsa, Trustee hereunder; It is further expressly agreed and understood that if any bond has been called for payment as herein provided, and the same shall not be presented on or before the day fixed ^{therefor} in such published notice, the Company may deposit with said Trustee to the credit of such bond, designating it by number, a sum equal to the principal and interest accrued thereon to the date fixed for such redemption as aforesaid, which deposit shall be full payment of such bond.