

It is expressly understood and agreed that the Trustee is hereby authorized and empowered to make all payments, take all proceedings, employ counsel, and make all reasonable expenditures deemed by him advisable in order to complete or perfect, and to keep in order and effect, any of the titles to any or all of the property covered by this Indenture. All expenditures or charges in connection therewith shall be an indebtedness secured by this Mortgage, and shall be paid by the Company immediately upon the furnishing of statement therefor by the Trustee.

The Company will duly record, deposit, file and refile this document in such manner and places, and at such times as may be required by law, and will, from time to time do or cause to be done all things required by law in order to preserve the lien of these presents as a Mortgage or Deed of Trust, both of real and personal property, and will furnish to the Trustee satisfactory evidence of the recording, depositing, filing and refiling and of the doing of such other things, and will furnish similar evidence of the recording, depositing, filing and refiling of every additional instrument, and of the doing of such other things as shall be necessary to preserve the lien of this Indenture upon all and every part of the Trust Estate until the principal and interest of the notes secured hereby shall have been fully paid in full.

ARTICLE III

If, at any time, the Company shall pay or cause to be paid the principal and interest due upon all of the notes secured hereby and then outstanding, or provide for such payment as hereinabove provided, by depositing with the Trustee hereunder for the payment and discharge of such notes and interest the entire amount due thereon, together with an amount sufficient to pay all taxes or other governmental charges which the Company or the Trustee may be required to pay thereon, by reason of any present or future law of whatsoever jurisdiction, and further, if the company shall well and truly keep and perform all its obligations under this indenture, according to the true intent and meaning thereof, then and in that case all property hereby conveyed, mortgaged or pledged, meaning the entire Trust Estate hereunder, shall revert to the Company, and the estate, right, title and interest of the Trustee therein, excepting always any money then on deposit with said Trustee and held by him for any of the purposes mentioned in this Indenture, shall be and become void, and the Trustee in such case, on demand of the Company and at its costs and expense including the reasonable expense of the Trustee in that regard, shall fully release and discharge this mortgage and deed of trust and execute and deliver to the Company any and all instruments that may be necessary or proper for re-vesting in the Company title to any property still in the hands of the Trustee, other than money deposited by the said Trustee, for the payment of the notes still outstanding and unpaid, as aforesaid. And the Trustee is hereby expressly empowered to execute a full release of any portion or portions or all of the property of the Trust Estate.

ARTICLE IV

If any one or more of the following events (hereinafter called the "Event of Default") shall happen; that is to say:-

- (a) Default shall be made in the payment of any interest on any note hereby secured when and as the same shall become due and payable, as therein and herein expressed; or
- (b) Default shall be made in the payment of the principal of any note hereby secured when the same shall become due and payable whether at maturity or otherwise; or
- (c) Default shall be made in the performance or observance of any of the other covenants, conditions or agreements on the part of the Company in this Indenture, or in the