

461

PROVIDED, HOWEVER, and these presents are upon the express conditions that if said Party of the First Part shall well and truly pay or cause to be paid to the holder or holders of said bonds and coupons, all the principal and interest to become due thereon, at the time and in the manner mentioned, in said bonds and coupons, together with the amount of any Normal Federal Income Tax, which any holder or holders of any of the notes hereby secured may be required to pay according to the true intent and meaning herein set forth, then these presents and the estate hereby granted, shall determine and be void, and upon proof being given to the reasonable satisfaction of the Trustee, and upon payment of all costs, charges, and expenses incurred by said Trustee in relation thereto, the Trustee shall deliver to the Party of the First Part, or to whomsoever may be entitled thereto, all property in the hands of the Trustee subject to this indenture, and shall cancel and satisfy this indenture as of record; otherwise the conveyance hereby made to the Trustee shall become and be absolute.

THIS INDENTURE FURTHER WITNESSETH: That the Trusts, uses, purposes, terms and conditions for and upon which said real estate is conveyed to the Trustee, are as follows:

ARTICLE FIRST: The Party of the First part covenants that they are possessed of all the property hereby conveyed, and that they have full power to convey the same, and that they will forever WARRANT AND DEFEND said Trustee in the peaceable and quiet possession of said property against all and every person or persons lawfully claiming or to claim the whole or any part thereof; that the estate and demands hereby conveyed and transferred are free and clear of all liens prior to the liens hereof; that the Party of the First Part will promptly pay all General and Special taxes, levies, and assessments of every kind that may be a lien or charge on said demised premises or any part thereof, and from time to time will also pay and fully discharge all General and Special taxes, levies, and assessments of every kind that may hereafter, during the lien hereof, become a lien upon or against the property hereby conveyed or on the improvements now or hereafter erected thereon; that from time to time the Party of the First Part will file with the Trustee evidence satisfactory to the Trustee that all such General and Special Taxes due and payable have been paid, and that no taxes are in default; that they will not suffer any property hereby conveyed to be sold for any taxes or assessments, or to be forfeited therefor, nor suffer any mechanic's lien or other lien having priority over this Indenture to attach to any part of said property; that from time to time the Party of the First Part, may, in good faith, contest the validity of any taxes, assessments or prior liens, and pending such litigation thereof, shall not be required to pay the same. The party of the First Part further covenants at all times to keep and maintain in good order the tenantable conditions, all and every part of the buildings, fixtures, and appurtenances, now or hereafter erected on said premises, in a first class manner, and will make all necessary repairs and alterations thereto, from time to time, and will keep the same free from waste and from all nuisances of every kind; that the building shall not be operated or used in any manner so as to violate the laws of the State or the ordinances of the City wherein the property is located; so that the buildings on said premises shall be properly operated and constructed, reasonable delays from accidents and unavoidable contingencies excepted.

ARTICLE SECOND: The Party of the First Part covenants that during the lien hereof they will keep the buildings and improvements now or hereafter erected on the foregoing real estate, insured against fire, wind-storms, tornadoes, cyclones, and flood, and will carry such other insurance as may be requested by the Trustee, and all in amounts as may