

183 corporate existence and renew all of its corporate franchises, privileges and rights now owned or hereafter acquired, and that it will at all times maintain the mortgaged premises and every part thereof, with the buildings, fixtures, equipment and appurtenances, in thorough repair; and that it will from time to time make all needful repairs, renewals and replacements so that said property shall at all times be in good condition and fit for the purposes for which the same was erected and installed.

COMPARED

SECTION 18. The Corporation shall at all times during the existence of any indebtedness secured hereby keep all of the buildings, structures and permanent fixtures now or hereafter erected or installed on the premises above described or subsequently made subject to the lien hereof, insured against loss or damage by fire and /or tornado in good and responsible insurance companies satisfactory to the Trustees, said tornado insurance being in amount not less than Three Hundred Thousand Dollars (\$300,000.00) and said fire insurance in an amount not less than the total of the bonds outstanding hereunder; or the Corporation may, at its option, effect such insurance by policies or contracts of Insurance with co-insurance provisions, provided in that case the Corporation shall maintain such insurance to the amount of at least Eighty per cent (80%) of the full insurable value of the buildings, improvements and appurtenances upon said premises and comprising a part of said trust estate; that it will carry use and occupancy insurance (sometimes called "rent insurance") equal to the average yearly income derived from improvements erected or to be erected upon said premises, and in any event not less than Fifty Thousand Dollars (\$50,000.) per year; and shall cause such insurance to be made payable in case of loss to the Trustees, as their interest for bondholders may appear, by proper stipulation inserted in the policies, and shall deliver to the Trustees such policies of insurance and all the renewal certificates thereof as soon as and whenever such insurance is effected.

In case of loss, the Trustee shall allow the insurance money received by them on any policy or policies of insurance procured by the Corporation to be applied by the Corporation towards the replacement of property destroyed or damaged by fire, if the Corporation, in writing, so requests, and shall furnish to the Trustees satisfactory certificate or certificates of architects or engineers showing that the proposed work can be completed at an expenditure of not to exceed the insurance moneys then in the hands of the Trustees, or such insurance moneys plus other funds available for the work as shown by certificates or affidavits of the Corporation satisfactory to the Trustees; and the Trustees shall in that case, upon request, pay over to the Corporation for that purpose, all of such insurance money received, either ratably as the work progresses or when the work is completed, at the option of the Corporation, on receipt of proper vouchers satisfactory to the Trustees showing that such property has been, or is being replaced, or that new or additional property costing as much as the amount of money paid over has been acquired, in which event the property so replaced or so acquired shall become and be subject to the terms of this mortgage; but if the Corporation shall not, within Three months from the time of the payment of such loss by the insurance companies, request the Trustees, in writing, to so apply such insurance, furnishing satisfactory certificates as herein provided, and the Trustee shall not elect to do the work of such repairing, rebuilding, restoring, renewing or replacing and to have the insurance moneys applied toward the cost thereof, as provided in Section 13 under Article II of this Indenture, then such moneys shall be applied to the payment of principal of the bonds hereby secured, as provided in the provisions of this Indenture relating to the payment of bonds at or before maturity, or in case of default in accordance with the conditions then existing.

In case of any loss covered by any policy of insurance, any appraisalment of such loss and settlement in payment of indemnity therefor which shall be agreed upon between