

the Corporation and any insurance company shall be consented to by the Trustees, and the Trustees shall in no way be liable or responsible for the collection of any insurance in case of loss.

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SECTION 19. The Corporation will, at the expense of said Bankers, duly record and file this indenture and all other instruments supplemental thereto, as may be required by law in order to preserve the lien of the same, and will take care of and preserve the mortgaged property, and will do, on demand of the Trustees, all acts necessary to keep valid the lien hereby created, and at any future time and as often as it may be necessary execute, on demand of the Trustees, all further assurances, deeds, mortgages or other instruments in due form and effect as may be proper to better carry out the true intent and meaning of these presents.

The Corporation will not apply any of its income or receipts to the redemption, retirement or purchase of any of its bonds, mortgage notes or other funded obligations junior to the lien of this indenture so long as any of the bonds secured hereby are outstanding and unpaid, without the written consent of the Trustee hereunder.

SECTION 20. The Corporation hereby assigns to the Trustees all of its interest as lessor under all leases now existing, or which may hereafter exist, upon any or all of the premises conveyed hereby, and any and all leases which shall be made of said premises or any part thereof shall be subject to the provisions and lien of this indenture and the rights of the Trustees and bondholders hereunder; but so long as said Corporation is not in default in the performance of its obligations hereunder it shall have the right to make and execute leases of all or any part of the premises comprising the trust estate, upon such terms as its Board of Directors shall deem to be for the best interests of the Corporation (subject to this indenture), and shall have the right to receive, collect, and dispose of the rents, revenues and income of said property accruing and paid to the Corporation prior to such default; that any and all leases of any of said property executed hereafter shall be forthwith assigned to and deposited with the Trustees as collateral security for the obligation of the Corporation hereunder; that all leases now existing, and all leases which may hereafter be made covering any part of the premises conveyed hereby are and shall be made subject to the terms of this section of this mortgage, and the mortgagor expressly covenants to this effect and agrees at any time to do any acts and procure any instrument or instruments which the Trustees may require as further assurances to that effect; the Corporation will not assign any of the rents of the mortgaged premises without first obtaining the written consent of the Trustees. In event of default by the Corporation in any of its obligations hereunder, the Trustees shall forthwith have the right to collect all rents due or to become due under said leases, including also all sums then due or thereafter to become due to said Corporation under the contract dated June 10, 1921, between said Corporation and Akdar Temple Ancient Arabic Order Nobles of the Mystic Shrine for North America, of Tulsa, Oklahoma.

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ARTICLE IV.

REDEMPTION OF BONDS BEFORE MATURITY.

SECTION 21. The Corporation reserves the right to redeem all or part of the bonds outstanding hereunder on any interest payment date upon the giving of notice as hereinafter provided and payment of 105% of the par value of the bond or bonds to be so redeemed, together with accrued interest to the date of redemption, if redeemed on or before May 1, 1925, and such redemption price shall decrease thereafter at the rate of one-half of One per cent ($\frac{1}{2}$ of 1%) of the par value of the bonds to be so redeemed, each year; provided that the payment of a premium shall be required only in the event of redemption on notice prior to maturity and not in the event of payment at maturity or on default pursuant to the