

duties of receivers in similar cases, with full power, upon the order of such court, to rent the mortgaged property, or any part thereof, for any term approved by the court, and shall apply the moneys collected through rents and through the operation and management of the mortgaged property to the payment of reasonable compensation for the services of such receiver and his or its attorney's and counsel's services and to the payment of the expenses and charges of operating and maintaining the mortgaged property, including insurance, repairs and supplies, and the balance, if any, toward the payment of the indebtedness hereby secured. If in any foreclosure proceeding the mortgaged property shall be sold for a sum less than the total amount of the indebtedness then hereby secured, the judgment creditor shall be entitled to the entry of a deficiency decree against the Company for the amount of such deficiency, and the Company does hereby irrevocably consent to the appointment of a receiver of the trust estate and of the rents, tolls, issues, income and profits thereof after such sale, during the period or periods, if any, allowed by law for redemption of the property so sold and during which the Company would otherwise under the law be entitled to possession of the mortgaged property and until such deficiency decree is satisfied in full.

SECTION 7.05. The Company covenants that in case default shall be made in the payment of any installment of interest on any bond, and such default shall have continued for a period of thirty (30) days, or in case default shall be made in the payment of the principal of or premium on any of the bonds when the same shall become due, whether in accordance with their terms or upon call for redemption thereof, or by a declaration as authorized by this indenture, then, and in any of these events, upon demand of the Trustee, the Company will pay to the Trustee an amount of money sufficient to pay the whole amount that then shall have become due and payable upon the bonds, for principal or interest or premium, or two or more of them, as the case may be, with interest at the rate of five and one-half per cent (5½%) per annum upon the overdue principal installments of interest, and in addition thereto such further amount as shall be sufficient to cover the cost and expenses