

acts, deeds, conveyances, transfers and assurances in the law for the better assuring, conveying and confirming unto the Mortgagee the premises, estates and properties described in the granting clauses hereof and hereby conveyed or mortgaged, or intended so to be, or which the Mortgagor may be or hereafter become bound to mortgage, convey or assign to the Mortgagee, as the Mortgagee may reasonably require.

SECTION 4.08. It will not, without the prior written consent of the Mortgagee:

(a) Enter into any arrangement with any bank, insurance company or other lender or investor, or to which any such lender or investor is a party providing for the leasing by the Mortgagor of any real property now owned by the Mortgagor (except unimproved real estate held for future development) which has been or is to be sold or transferred by the Mortgagor to such lender or investor, or to any person to whom funds have been or are to be advanced by such lender or investor on the security of such property;

(b) Make any investment in or advance to any subsidiary;

(c) Liquidate or be dissolved, or merge or consolidate into or with any other corporation or corporations, nor sell, lease or otherwise dispose of any substantial part of its property;

(d) Create, incur, issue or assume (directly or indirectly, or constructively by way of guaranty, endorsement, or otherwise) any long term debt in addition to that secured by this Indenture and long term debt existing on the date of the delivery of this Indenture. "Long term debt", as used in this Section, means any indebtedness maturing more than one year after the date of its creation; or

(e)(1) Declare or pay any dividend or make any distribution on any shares of any class of its capital stock (excepting dividends payable solely in common shares of the Mortgagor), or (2) purchase, acquire, or otherwise retire for a consideration any shares of any class of its capital stock (other than in exchange for or from the proceeds of other shares of the capital stock of the Mortgagor) except out of net income of the Mortgagor available for dividends accumulated after August 1, 1956. The term "net income of the Mortgagor available for dividends", as used herein,