

1957, August 16, 1957 and March 28, 1956, respectively; the chattel mortgage, dated August 19, 1957, held by Peerless Trailer and Truck Service, Inc.; the chattel mortgage, dated September 25, 1957, held by Peerless Trailer and Truck Service, Inc.; the executory real estate contract dated July 8, 1957; and the real and chattel mortgage, dated May 16, 1958, held by the Mortgages herein, which exceptions shall apply only until the unpaid balances owing upon said mortgages, conditional sale contracts, chattel mortgages and executory real estate contract shall or should have been paid in accordance with the terms of said instruments, and except for the reservations and exceptions contained in the deed from Northern Pacific Railway Company as to Parcel No. 5 above described, and the rights of way, easements, and right to make necessary slopes for cuts or fills hereinbefore set forth as to Parcels No. 1, 2, 3, 4, 6, 7 and 8 above described.

V.

That they will pay the rental reserved in said Permit Agreement and in any and all leasehold agreements covering leased property or in any renewal or extension of any thereof or substitution therefor, at the times and in the manner therein provided, and will otherwise keep, perform and observe all the covenants, terms and conditions in said Permit Agreement and leasehold agreements or in any renewal or extension of any thereof or substitution therefor contained on the part of the lessee therein to be kept, performed or observed, so as to maintain said Permit Agreement and leasehold agreements and any renewal or extension of any thereof or substitution therefor in good standing, and preserve all of the Mortgagors' rights as occupant or lessee thereunder at all times during the balance of the term or terms of said Permit Agreement or leasehold agreements or of any