

THAT ALL PROPERTY SO ACQUIRED MAY BE USED AND EMPLOYED BY THE MORTGAGOR AS PROVIDED IN ARTICLE VIII HEREOF.

### ARTICLE III.

#### GENERAL OBLIGATIONS OF THE MORTGAGOR.

SECTION 1. THE MORTGAGOR COVENANTS AND AGREES TO AND WITH THE TRUSTEE, ITS SUCCESSOR OR SUCCESSORS AND ASSIGNS, THAT IT WILL DULY AND PUNCTUALLY PAY OR CAUSE TO BE PAID THE WHOLE AMOUNT BECOMING DUE UPON EACH AND EVERY BOND ISSUED HEREUNDER AND SECURED HEREBY, TOGETHER WITH THE INTEREST ON SAID BONDS, IN GOLD COIN OF THE UNITED STATES OF AMERICA OF THE PRESENT STANDARD OF WEIGHT AND FINENESS, AT THE DATES AND PLACE AND IN THE MANNER MENTIONED IN SUCH BONDS, WITHOUT ANY DEDUCTION FROM EITHER PRINCIPAL OR INTEREST FOR ANY TAX OR TAXES WHICH THE MORTGAGOR MAY BE REQUIRED TO PAY THEREON OR TO RETAIN THEREFROM, UNDER OR BY REASON OF ANY PRESENT OR FUTURE LAW OF THE UNITED STATES, OR OF ANY STATE, COUNTY OR MUNICIPALITY THEREIN. AND THE MORTGAGOR FURTHER COVENANTS AND AGREES TO AND WITH THE TRUSTEE AND ITS SUCCESSOR OR SUCCESSORS AND ASSIGNS, AND THE HOLDER OF THE SEVERAL BONDS ISSUED UNDER THE TERMS HEREOF AND SECURED HEREBY, THAT IN CONSIDERATION OF THE MAKING OF THE LOAN OF MONEY AFORESAID, THE MORTGAGOR DOES HEREBY EXPRESSLY COVENANT AND AGREE THAT THE INTEREST OF THE SAID MORTGAGOR AND THE INTEREST OF THE SAID TRUSTEE AND SAID BONDHOLDERS IN AND TO THE SAID REAL ESTATE SHALL BE ASSESSED FOR TAXATION AND TAXED TOGETHER TO THE MORTGAGOR, WITHOUT SEPARATE VALUATION, THE SAME AS THOUGH SAID REAL ESTATE WAS UNENCUMBERED, AND THE SAID MORTGAGOR EXPRESSLY AGREES TO PAY ALL TAXES, GENERAL OR SPECIAL, THAT MAY BE LEVIED OR ASSESSED AGAINST THE SAID PREMISES, INCLUDING THE INTEREST THEREIN OF THE SAID TRUSTEE AND THE SAID BONDHOLDERS, AS THOUGH SAID REAL ESTATE WAS UNENCUMBERED. THE INTEREST ON SAID BONDS SHALL BE PAYABLE ON THE PRESENTATION AND SURRENDER OF THE SEVERAL COUPONS EVIDENCING SUCH INTEREST AS THEY RESPECTIVELY MATURE, AND WHEN PAID SUCH COUPONS SHALL FORTHWITH BE CANCELLED.

SECTION 2. THE MORTGAGOR AGREES TO AND WITH THE TRUSTEE, ITS SUCCESSOR OR SUCCESSORS, AND ASSIGNS, THAT THIS INDENTURE SHALL BE KEPT TO THE EXTENT THAT IT NOW IS AND MAY FROM TIME TO TIME BECOME A VALID LIEN UPON ALL OF ITS PROPERTY, REAL, PERSONAL OR MIXED, AND UPON ALL RENEWALS, IMPROVEMENTS AND BETTERMENTS OF SAID PROPERTY; THAT IT WILL NOT HEREAFTER VOLUNTARILY CREATE, NOR SUFFER TO BE CREATED, ANY DEBT OR CHARGE WHICH WOULD BE PRIOR TO THE LIEN OF THESE PRESENTS, AS A CHARGE UPON ANY PROPERTY WHICH SHALL HAVE BECOME SUBJECT TO THE LIEN OF THIS INDENTURE; THAT WITHIN THREE MONTHS AFTER THE SAME SHALL ACCRUE, IT WILL PAY OR DISCHARGE ALL LAWFUL CLAIMS WHICH, IF UNPAID, MIGHT BY LAW BE GIVEN PRECEDENCE TO THE LIEN OF THIS INDENTURE; PROVIDED, HOWEVER, THAT THE MORTGAGOR SHALL NOT BE REQUIRED TO PAY OR DISCHARGE OR TO MAKE ANY PROVISIONS FOR ANY SUCH DEBT OR CHARGE SO LONG AS THE VALIDITY THEREOF SHALL BE DILIGENTLY CONTESTED BY THE MORTGAGOR IN GOOD FAITH.

SECTION 3. THE MORTGAGOR SHALL AND WILL DO, MAKE, EXECUTE, ACKNOWLEDGE AND DELIVER, OR CAUSE TO BE DONE, MADE, EXECUTED, ACKNOWLEDGED AND DELIVERED ALL SUCH FURTHER ACTS, DEEDS, INSTRUMENTS, TRANSFERS AND ASSURANCES FOR THE BETTER CONVEYING, ASSURING AND CONFIRMING UNTO THE TRUSTEE ALL AND SINGULAR THE PREMISES AND PROPERTIES HEREBY CONVEYED, MORTGAGED, PLEDGED AND ASSIGNED, OR INTENDED SO TO BE, OR WHICH THE MORTGAGOR HEREBY COVENANTS AND AGREES TO HEREAFTER ASSIGN, MORTGAGE, PLEDGE AND CONVEY, AS THE TRUSTEE SHALL REQUIRE, FOR THE BETTER ACCOMPLISHING THE PROVISIONS AND PURPOSES OF THIS INSTRUMENT, OR FOR THE SECURING THE PAYMENT OF THE PRINCIPAL AND INTEREST OF THE BONDS INTENDED TO BE SECURED HEREBY AND UPON REQUEST BY THE TRUSTEE