

IT WILL NOT SUFFER ANY CLAIM OF PARAMOUNT TITLE TO BE ESTABLISHED AGAINST ANY OF SAID PROPERTY, AND THAT ANY CLAIM WHICH SHALL BE ESTABLISHED IN ANY MANNER AS SUCH LIEN SHALL BE PROMPTLY EXTINGUISHED. THE COMPANY MAY, HOWEVER, CONTEST THE VALIDITY OF ANY LIEN OR CHARGE WHICH IT BELIEVES TO BE NOT WELL FOUNDED EITHER IN LAW OR IN FACT, PROVIDED, HOWEVER, IN ANY EVENT, THAT THE PROPERTY HEREBY MORTGAGED AND EVERY PART AND PARCEL THEREOF SHALL AT ANY AND ALL EVENTS BE PROTECTED FROM SALE BY THE COMPANY PENDING ANY LITIGATION WITH REFERENCE TO THE VALIDITY OF SUCH CLAIM, AND PROVIDED, FURTHER, THAT IMMEDIATELY UPON ESTABLISHMENT OF ANY SUCH CLAIM, THE COMPANY WITH FORTHWITH PAY THE SAME.

SECTION 6. THE COMPANY COVENANTS THAT IT WILL PAY AND DISCHARGE ANY AND ALL TAXES, ASSESSMENTS, WATER, LIGHT AND OTHER PUBLIC UTILITY RATES AND ANY AND ALL GOVERNMENTAL CHARGES LAWFULLY IMPOSED UPON ANY AND ALL OF THE PROPERTY HEREIN DESCRIBED OR INTENDED TO BE SUBJECTED TO THE LIEN HEREOF, INCLUDING RENTALS, LICENSE FEES, SEINING ACCOUNTS, FISH TRAPS, FISH WHEEL LOCATIONS, AND ANY OTHER FORM OF RENTALS OR LICENSES PAYABLE TO THE UNITED STATES OR TO ANY STATE OR TERRITORY THEREOF, OR TO ANY GOVERNMENTAL SUBDIVISION OF ANY SUCH STATES OR TERRITORIES, OR TO ANY MUNICIPALITY THEREOF, TO THE END THAT THIS MORTGAGE SHALL BE AND REMAIN A FIRST LIEN AND INCUMBRANCE UPON SAID PROPERTY, SO LONG AS ANY OF THE BONDS ISSUED HEREUNDER SHALL REMAIN UNPAID IN WHOLE OR IN PART, AND TO THE END ALSO, THAT ANY BUILDING SITUATE UPON ANY OF SAID PROPERTY SHALL CONTINUE TO ENJOY THE WATER, LIGHT AND POWER SERVICE AND ANY OTHER PUBLIC SERVICE FURNISHED BY PUBLIC UTILITIES RENDERING SUCH SERVICE IN ANY OF THE MUNICIPALITIES OR GOVERNMENTAL SUBDIVISIONS IN WHICH SAID BUILDINGS ARE SITUATE, AND TO THE END THAT THE COMPANY MAY CONTINUE TO HOLD AND ENJOY ANY AND ALL RIGHTS NOW HELD OR ENJOYED BY IT AS LESSEE OR LICENSEE FROM THE UNITED STATES GOVERNMENT, OR ANY STATE OR TERRITORY THEREOF, OR FROM ANY GOVERNMENTAL SUBDIVISION OR MUNICIPALITY OF OR IN ANY OF SAID STATES OR TERRITORIES.

SECTION 7. THE COMPANY COVENANTS THAT IF IT FAILS TO PAY ANY SUM OF MONEY HEREIN AGREED TO BE PAID BY IT, OTHER THAN FOR PRINCIPAL AND INTEREST OF SAID BONDS, THE TRUSTEE MAY PAY THE SAME, AND THE COMPANY AGREES THAT UPON DEMAND, IT WILL REPAY ALL SUMS SO PAID BY THE TRUSTEE WITH INTEREST AT THE RATE OF SEVEN PER CENT PER ANNUM THEREON, AND ANY AND ALL SUMS SO ADVANCED BY THE TRUSTEE ARE DECLARED TO BE HEREBY SECURED BY LIEN UPON THE TRUST PROPERTY, PRIOR TO THE BONDS HEREBY SECURED. THE TRUSTEE SHALL NOT BE OBLIGATED BY THE TERMS OF THIS PROVISION TO MAKE ANY SUCH PAYMENTS, AND NO PAYMENT MADE BY THE TRUSTEE UNDER THIS SECTION SHALL BE DEEMED TO RELIEVE THE COMPANY OF ITS DEFAULT IN FAILING TO MAKE SUCH PAYMENT.

SECTION 8. THE COMPANY COVENANTS AND AGREES THAT IT WILL COMPLY WITH ALL APPLICABLE ORDINANCES OF ANY MUNICIPALITY IN WHICH ANY OF ITS BUILDINGS MAY BE SITUATED, AND WILL IN THE CONDUCT OF ITS BUSINESS AND IN THE OPERATION, MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF ANY BUILDINGS, OBEY ALL THE LAWS OF THE UNITED STATES OF AMERICA, OR ANY STATE OR TERRITORY THEREOF OR OF ANY GOVERNMENTAL SUBDIVISION OR MUNICIPALITY IN ANY SUCH STATES OR TERRITORIES.

SECTION 9. THE COMPANY COVENANTS AND AGREES THAT AT ALL TIMES DURING THE LIFE OF THE LOAN HEREBY SECURED AND UNTIL ALL OF THE BONDS HERETOFORE REFERRED TO SHALL HAVE BEEN PAID IN FULL, IT WILL KEEP ANY AND ALL BUILDINGS UPON THE REAL PROPERTY HEREINABOVE DESCRIBED, AND ANY AND ALL PERSONAL PROPERTY AND MOVABLES, INSURED AGAINST LOSS BY FIRE IN A COMPANY OR COMPANIES SATISFACTORY TO THE TRUSTEE, TO THE FULL INSURABLE VALUE OF SAID BUILDINGS AND PERSONAL PROPERTY AND MOVABLES.