

AND OPERATE SAID MORTGAGED PROPERTY AND COLLECT THE RENTS THEREOF, AND LEASE THE SAME IN SUCH PARCELS, AND FOR SUCH TIMES, AND UPON SUCH TERMS, AS IT MAY SEE FIT, AND MAY CANCEL ANY LEASE, OR SUBLEASE, FOR ANY CAUSE, OR UPON ANY GROUND, WHICH WOULD ENTITLE THE COMPANY TO CANCEL THE SAME, AND MAY SIGN THE NAME OF THE COMPANY, OR OF ITS SUCCESSORS OR ASSIGNS, TO ALL PAPERS AND DOCUMENTS IN CONNECTION WITH SUCH OPERATION, AND SHALL, AFTER PAYING OUT OF THE REVENUE FROM SAID MORTGAGED PREMISES, INCLUDING RENTS, INSURANCE PREMIUMS AND THE COST OF SUCH REPAIR, REPLACEMENTS, ALTERATIONS AND USEFUL ADDITIONS AS MAY SEEM TO IT PROPER AND JUDICIOUS, AND ALL TAXES, ASSESSMENTS, OR CHARGES, OR LIENS, UPON SAID MORTGAGED PREMISES, OR ANY PART THEREOF, TOGETHER WITH REASONABLE ATTORNEY'S FEES, AND, AFTER RETAINING REASONABLE COMPENSATION FOR ALL AMOUNTS COLLECTED AS TRUSTEE'S FEES FOR ITS SERVICES IN THAT BEHALF, AND SUCH FURTHER SUMS AS MAY BE SUFFICIENT TO INDEMNIFY THE TRUSTEE AGAINST ANY LIABILITY, LOSS OR DAMAGE, ON ACCOUNT OF ANY MATTER OR THING DONE IN GOOD FAITH IN PURSUANCE OF THE DUTIES OF THE TRUSTEE HEREUNDER, APPLY THE RESIDUE, IF ANY, FIRST, TO THE PAYMENT OF THE DEFAULTED COUPONS, IF ANY, IN THE ORDER OF THEIR MATURITY, WITH INTEREST THEREON AT THE RATE OF SEVEN PER CENT (7%) PER ANNUM FROM THE DATE OF MATURITY THEREOF, SECONDLY, TO THE PAYMENT OF ACCRUED INTEREST ON BONDS, WHICH SHALL HAVE BECOME DUE, BY LAPSE OF TIME, OR DECLARATION, AND THIRDLY TO THE PAYMENT OF THE PRINCIPAL OF THOSE OF SAID BONDS, IF ANY, THEN MATURED, BY LAPSE OF TIME OR DECLARATION, AND UNPAID; BUT, IN EVERY INSTANCE, SUCH PAYMENT SHALL BE MADE RATABLY TO THE PERSONS ENTITLED THERETO, WITHOUT DISCRIMINATION, OR PREFERENCE.

(B) UPON THE PAYMENT IN FULL OF WHATEVER MAY BE DUE FOR PRINCIPAL OR INTEREST UPON SAID BONDS, OR BE PAYABLE FOR ANY OTHER PURPOSE, BEFORE ANY SALE OF THE PREMISES, OR THE ENTRY OF AN ORDER, JUDGMENT OR DECREE, FOR THE SALE THEREOF IN A JUDICIAL PROCEEDING FOR THE FORECLOSURE OF THE LIEN HEREOF, THE TRUSTEE, AFTER MAKING SUCH PROVISION AS TO IT MAY SEEM ADVISABLE FOR THE PAYMENT OF THE NEXT INSTALLMENTS OF PRINCIPAL AND INTEREST, SHALL RESTORE TO THE COMPANY THE POSSESSION OF SAID PROPERTY, WHICH SHALL THENCEFORTH BE SUBJECT TO THIS INDENTURE AS IF SUCH ENTRY HAD NOT BEEN MADE.

(C) THE POWER OF ENTRY AND THE POWERS INCIDENTAL THERETO, AS HEREIN PROVIDED FOR, MAY BE EXERCISED AS OFTEN AS OCCASION THEREFOR SHALL ARISE, AND THEIR EXERCISE SHALL NOT SUSPEND OR MODIFY ANY OTHER RIGHT OR REMEDY HEREUNDER.

SECTION 5. AT ANY SALE OF FORECLOSURE, THE TRUSTEE OR ANY BONDHOLDER OR ANY ASSOCIATION OF BONDHOLDERS, MAY BID AT SUCH FORECLOSURE SALE AND PURCHASE SAID PROPERTY WITHOUT BEING CHARGED AS TRUSTEE OR TRUSTEES BY REASON OF THEIR POSITION AS TRUSTEE OR BONDHOLDER AS THE CASE MAY BE. THE PURCHASER, AT ANY SUCH SALE, SHALL BE ENTITLED, IN MAKING SETTLEMENT, OR PAYMENT, FOR THE PROPERTY PURCHASED, TO USE AND APPLY ANY BONDS AND ANY MATURED AND UNPAID COUPONS HEREBY SECURED, BY PRESENTING SUCH BONDS AND COUPONS IN ORDER THAT THERE MAY BE CREDITED THEREON THE SUM APPORTIONABLE AND APPLICABLE AT THE PAYMENT THEREOF, OUT OF THE NET PROCEEDS OF SUCH SALE; AND THEREUPON, SUCH PURCHASER SHALL BE CREDITED ON ACCOUNT OF SUCH PURCHASE PRICE PAYABLE BY HIM WITH THE SUM APPORTIONABLE AND APPLICABLE OUT OF SUCH NET PROCEEDS TO THE PAYMENT OF BONDS AND COUPONS SO PRESENTED; PROVIDED, HOWEVER, THAT IN ALL CASES, THE PURCHASER OR PURCHASERS SHALL PAY IN MONEY A SUFFICIENT AMOUNT TO COVER THE ITEMS REFERRED TO IN SUB-PARAGRAPHS FIRST, SECOND AND THIRD OF SECTION 6 OF THIS ARTICLE.