

MORTGAGE RECORD U

SKAMANIA COUNTY, WASHINGTON

ARTICLE TWELVE.

REMEDIES UPON DEFAULT.

SECTION 65. In case one or more of the following events, herein called "events of default", shall happen, that is to say:

(a) default shall be made in the payment of any interest on any Bond issued hereunder when and as the same shall become due and payable, and any such default shall have continued for a period of 60 days; or

(b) default shall be made in the payment of the principal of any Bond issued hereunder when and as the same shall become due and payable, whether by the terms thereof or otherwise as herein provided; or

(c) default shall be made in the due performance or observance of any other covenant or condition herein required to be performed or observed by the Company, and any such default shall have continued for a period of 60 days after written notice thereof to the Company from the corporate Trustee or from the holders of at least 15% in amount of the Bonds at the time outstanding, specifying such default and requiring that the same be remedied; or

(d) the Company shall (i) become insolvent or admit in writing its inability to pay its debts generally as they become due or file a petition in bankruptcy or make an assignment for the benefit of its creditors or consent to the appointment of a receiver of itself or of the whole or any substantial part of the trust estate or, on a petition in bankruptcy filed against it, be adjudicated a bankrupt, or (ii) an order, judgment or decree shall be entered by the court or competent jurisdiction appointing, without its consent, a receiver of it or of the whole or any substantial part of the trust estate and such order, judgment or decree shall not be vacated or set aside or stayed within 90 days after written notice thereof to the Company by the corporate Trustee, which in its discretion may, and upon the written request of the holders of 25% in amount of the Bonds at the time outstanding shall, give such notice, or (iii) the Company shall file a petition under the provisions of Section 77B of An Act to establish a uniform system of bankruptcy throughout the United States, approved July 1, 1898, as amended, or file an answer seeking the relief provided thereunder, or (iv) a court of competent jurisdiction shall enter an order, Judgment or decree approving a petition filed against it under the provisions of said Section 77B, or under the provisions of any other law for the relief or aid of debtors any court of competent jurisdiction shall assume custody, control or supervision of the Company or of the whole or any substantial part of the trust estate, and such order, judgment or decree or such custody, control or supervision, as the case may be, shall not be vacated or set aside or stayed or otherwise terminated within 90 days after written notice thereof to the Company by the corporate Trustee, which in its discretion may, and upon the written request of the holders of 25% in amount of the Bonds at the time outstanding shall, give such notice;

then, and in each and every such case, unless such default shall have been remedied, the Trustees, or either of them, by their agents or attorneys, may enter into and upon all or any part of the mortgaged property, and each and every part thereof, and may exclude the Company, its agents and servants, wholly or partly therefrom; and having and holding the same may use, operate manage and control the mortgaged property and conduct the business thereof, by superintendents, managers, receivers, agents, servants and/or attorneys. Upon every such entry, the Trustees may, from time to time, at the expense of the trust estate, make all such repairs, renewals, replacements and useful or required alterations, additions betterments and improvements to and on the mortgaged property, as to them may seem necessary, proper or judicious. In each such case the Trustees shall have the right to manage