

division from which it was cut, and will permit the Bank, its duly authorized officers, agents or attorneys to have access at all reasonable times to its timber and timber lands, logging operations, books and records for the purpose of verifying the amount of timber cut and removed and the lands from which the same have been cut and removed.

(f) Any and all logging operations carried on by the Company hereunder shall be conducted in a good and workmanlike manner and in accordance with the standards of the best logging practices obtaining under similar conditions in the state of Washington, and, in the conduct of such operations, Company shall and will comply with and conform to the Workmen's Compensation Act of the State of Washington as now in force or hereafter amended, and all other laws, whether of the State of Washington or the United States of America, relating to conditions or hours of labor, minimum wages, safety, medical aid, employees' insurance, or other police regulations, and will strictly comply with and conform to all the laws, rules and regulations of the State of Washington and of the United States and of every department or bureau of either which are now, or may hereafter during the continuance of the lien of this mortgage, become effective relating to the disposal of slash and other debris resulting from logging operations, the protection against and prevention of fire on, and escape of fire from the lands hereinabove described, the manner of logging, the conservation of timber or reforestation of cut-over lands, and will take every precaution to prevent the catching of fire thereon and the spreading of fire thereto or therefrom.

IX. Should the Company fail or neglect to pay and discharge any taxes, assessments or other public charges which have been or may be levied, assessed or charged upon the mortgaged property or to pay and discharge any lien, claim, adverse title and encumbrances thereon, or to procure and maintain insurance as above agreed, or to maintain the mortgaged premises and property as above provided, or otherwise fail to keep and perform any of its covenants herein contained, the performance of which requires the expenditure of money, then and in any such event the Bank at its election may pay such sums as may be necessary to discharge such taxes, rates or assessments or to maintain insurance, or to keep the mortgaged premises in repair, or otherwise to perform any covenant with respect to which the Company is in default, without prejudice to its right as hereinafter provided to accelerate the maturity of this mortgage and to foreclose the same, and any and all amounts so paid shall be repaid ^{by} the Company to the Bank upon demand with interest thereon at the rate of five per cent per annum from the date of such payment, and all such payments, with interest as above provided, shall from the date of payment be added to the debt of the Company and be equally secured by this mortgage.

X. The whole of the principal and of all other sums secured hereby and interest thereon shall become due and be forthwith payable at the Bank's election immediately upon the happening of any of the following events and without any notice, demand or other act whatsoever to be performed by the Bank, time being of the essence hereof:

1. Default in the payment when due of the principal sum or any other sum secured hereby, interest thereon, or any installment thereof, and any such default shall continue for a period of ten days.

2. Default in the performance of any other of the terms, covenants and conditions of this mortgage by the Company to be kept and performed, and any such default shall not be cured or made good to the satisfaction of the Bank within ten (10) days after written notice thereof is mailed by Bank to Company, addressed to Aberdeen Plywood Corporation, Aberdeen, Washington.

3. Default in the due and faithful observance and performance of each and every