successors and assigns, covenant and agree with the party of the second part hereto, and its successors and successor, in the manner and form following, that is to say:

First.- That the said party of the first part, and its successors, shall and will pay or cause to be paid, all taxes, charges, rates, levies and assessments, imposed assessed or levied, or which ~~may~~ may hereafter be imposed, assessed or levied upon the premises, franchises and property hereby mortgaged, conveyed and assigned or intended so to be, and shall and will, at its own proper cost, expense and charge, do, or cause to be done, all acts and things necessary and proper to be done or performed in order to preserve and keep valid and intact this lien ~~and~~ or incumbrance upon all and singular the aforesaid premises, property and franchises hereby created, or intended so to be and further that the lien or incumbrance created by the execution and delivery of this indenture constitutes and is in fact the first valid lien and incumbrance upon the premises, property and franchises herein described.

Second.- That said party of the first part, and its successors, shall and will at any time or times hereafter, and from time to time execute, acknowledge and deliver, under its corporate seal, to the said party of the second part, and its successors or successor such other and further assurances, deeds, mortgages, obligations, transfers, assignments, bills of sale, indentures and instruments of writing, and shall and will do and perform all such further and other acts or things as shall or may be proper or necessary, or as its counsel learned in the law shall deem necessary, proper or expedient for the better and more effectively securing the payment of said six thousand bonds and the interest due or to grow due thereon and the sums of money herein required to be paid to the party,