

Taxes and charges that are or shall be lawfully assessed, charged or imposed upon or against the above described real estate, or any part thereof, and before the same or any thereof become delinquent; and will deliver to the Trustees annually or demand therefor, the receipts of the proper officials or persons, showing the payment of all such assessments, taxes and charges.

Fourth. That in case they shall neglect or refuse thus to insure, and secure to the Trustees the beneficial interest in such policy or policies of insurance, or to pay any assessments, taxes or charges as afore said, the Trustees, at the option thereof, may cause insurance to be effected in such companies and in such manner as to the Trustees may seem best, and may pay any such assessments, taxes, and charges, or pay any other sum or sums of money that shall be deemed necessary for the protection of the lien of this deed of trust, and to keep the same a first lien upon the said real estate and thereupon the said parties of the first part shall and will on demand therefor pay such premiums of any such insurance, and all moneys paid for assessments, taxes and such other expenses or disbursements as may be incident thereto, or provided for herein, with interest at six per cent, per annum, and all such moneys thus paid by the Trustees, with interest as aforesaid, shall be and become an additional indebtedness secured by and under this deed of trust, and to be paid out of the proceeds of the sale of the real estate aforesaid, if not otherwise paid by the parties of the first part. Provided, however that the trustees shall not be obligated to effect any such insurance, or to pay any such assessments, taxes, or charges.

Fifth, and, to further secure the payment of said principal notes and said interest coupons, and to assure the observance and performance of all other of the covenants, conditions, and obligations hereof, the parties of the first part hereby assign, transfer and set over unto the said Trustees, all and every of the rents that may, from time to time, become due and payable on account