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that it has done no act to encumber said property other than this Indenture and that it will forever warrant the title to the property hereby conveyed, or intended so to be, against the claims and demands of all persons whatsoever and its freedom from encumbrance, except as specified in accordance herewith.

Section 5. In case of any default in the payment of the interest or principal of any bonds secured by this Indenture, or in the performance of any covenant or agreement herein expressed, the Trustee may, with the like consent of the holders of seventy-five per cent (75%) in amount then outstanding of said bonds, waive such default and make such agreements with the Company, or with any successor to, representative or receiver of the Corporation, as it may deem wise in regard to such default, and in regard to the remedies to be pursued by the Trustee or by the bondholders on account of any such default. But no such agreement or action by the Trustee shall affect the time of maturity or the amount of principal or interest to be paid on any such bond without the assent of the holder thereof. The Trustee shall be protected and released from all liability, in treating as holders of any bonds those shown by affidavit or by other proof satisfactory to the Trustee, to be such holders.

Section 6. The Company covenants that it will at all times maintain, preserve and keep the mortgaged premises, and every part thereof, with the appurtenances and every part and parcel thereof, in thorough repair and condition; and from time to time make all needful and proper repairs, so that at all times the value of the security for the bonds issued hereunder and of the property hereby mortgaged shall be fully preserved and maintained.

Section 7. The Company covenants that until all the bonds hereby secured, together with the interest thereon, shall be fully paid and satisfied, the Company will make all reports and will comply with all laws, acts, rules, regulations and orders of any national, state, legislative, executive, administrative or judicial body, or officer, exercising any power of regulation or supervision over it, or any part of the trust estate; provided,