imposed upon it by this Deed of Trust, and that it will permit no default by it herein to occur.

Section 3 - Maintenance of Corporate Existence, Etc.

THE COMPANY covenants that it will at all times maintain the corporate existence and all its franchises and rights necessary to the proper conduct of its business.

Section 4 - Upkeep of Machinery and Equipment

THE COMPANY covenants and agrees that it will maintain all of its machinery and equipment in first-class repair and in good working order and condition, and that it will make or cause to be made all renewals, replacements, betterments and additions to said plant and to the assets and properties of THE COMPANY that may be needed in order to maintain said equipment and machinery in first-class condition.

Section 5 - Preservation of Lien

THE COMPANY further covenants and agrees with THE TRUSTEE and its successor or successors in trust that this Indenture shall be maintained to the extent that it now is, and may from time to time become, a valid lien upon all of the property hereinbefore described, and upon all additions thereto and renewals, improvements and betterments thereof. THE COMPANY further agrees that it shall and will do, make, execute and deliver, or cause to be done, made, executed and delivered, all such further acts, deeds, instruments, assignments, transfers and assurances for the better assigning, conveying, issuing and confirming unto THE TRUSTEE of all and singular the estate, rights, properties and assets conveyed, transferred or assigned, or intended so to be, and upon request by THE TRUSTEE shall from time to time execute and deliver all such papers, and do or cause to be done all such acts as are manifestly necessary for effectually carrying out the intent hereof.

ARTICLE V

PAYMENT OF TAXES

THE COMPANY covenants and agrees that it will promptly pay when due all and singular the taxes, licenses, assessments, municipal and state and governmental charges lawfully imposed upon the property and assets hereby conveyed, or upon any

- 26 -