

ARTICLE IV
TAXES AND INSURANCE;

Section 4.1. Taxes, Permits and Other Charges. The Corporation will pay during the term of this Mortgage, as the same respectively become due, the taxes, charges and assessments with respect to the Facilities and the operation thereof in accordance with the requirements of Section 8.9 of the Agreement.

Section 4.2. Provisions Respecting Insurance. The Corporation shall maintain insurance with respect to the Facilities and the operation thereof in the manner and amounts specified in Article VI of the Agreement.

ARTICLE V
DAMAGE, DESTRUCTION AND CONDEMNATION

Section 5.1. Damage, Destruction and Condemnation of Facilities. If prior to full payment of the Bonds (or provisions for payment thereof in accordance with the provisions of the Indenture) (i) the Facilities or any portion thereof are destroyed or are damaged by fire or other casualty or (ii) title to, or the temporary use of, the Facilities or any part thereof fails or shall be taken under the exercise, or the threat of the exercise, of the power of eminent domain by any governmental body or by any person, firm or corporation acting under governmental authority, the provisions contained in Article VII of the Agreement shall govern.

Section 5.2. Condemnation of Other Property Owned by the Corporation. The Corporation shall be entitled to the Net Proceeds of any condemnation award or portion thereof made for the destruction of, damage to or taking of its property not included in the Facilities or that is not collateral for the Bonds.

ARTICLE VI
WARRANTIES OF THE CORPORATION
AND OTHER AGREEMENTS

Section 6.1. Defense of the Title. The Corporation covenants that it is lawfully seized and possessed of title in fee simple to the Land; that it has good right to sell, convey or otherwise transfer or encumber the same; and that the Corporation, for itself, and its successors and assigns, warrants and will forever defend the right and title to the foregoing described and conveyed property unto the Issuer, its successors and assigns, against the claims of all persons whomsoever, excepting only Permitted Encumbrances. The Corporation will cause to be furnished, concurrently with the execution and delivery of this

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