

character insured, by financially sound and reputable insurers, against loss or damage by fire or explosion, in amounts sufficient to prevent the Company from becoming a co-insurer within the terms of the insurance policies covering such risks, but no such policy shall contain a co-insurance clause permitting insurance coverage of less than eighty per cent (80%) of the property insured. The Company will also maintain insurance with such insurers against loss or damage from other hazards and risks to its properties and to the person or property of others of the character usually maintained by companies engaged in the same or similar business similarly situated.

All insurance policies covering risks to the Trust Estate shall provide that if any insurance moneys in excess of Five Thousand Dollars (\$5,000.00) are payable in respect of any one loss under all policies covering such loss, all such moneys shall be payable to the Trustee as its interest may appear. If also requested in writing by the Trustee at the written request of the holder of the note, the Company shall cause policies for insurance against risks to the Trust Estate to be delivered to the Trustee.

II.

REMEDIES OF THE TRUSTEE AND NOTEHOLDER

1. Events of Default; Acceleration of Maturity.

If one or more of the following events (herein called "Events of Default") shall happen, that is to say:

A. Default shall be made in the payment of the principal of the note issued hereunder when the same shall become due and payable either by the terms thereof or otherwise as herein provided; or

B. Default shall be made in the payment of any installment of interest on the note issued hereunder