MORTGAGE OF REAL ESTATE

such transission and distribution systems or generating plants, or for the operation thereof, shall contain provisions to permit compliance with the foregoing covenants. The covenants of the Corporation ration under this section 18 shall be applicable only during the peroid to the date when the Corporation shall be obligated to make the first payment on account of the principal of the First Note and thereafter only during such periods as the Corporation shall be in default in the making of a paymentor payments of principal of or interest on one or more of the notes.

Section 19. The Corporation will well and truly observe and perform all of the covenants, agreements, terms, and conditions contained in the Loan Contract on its part to be observed or performed.

ARTICLE III

Remedies of the Trustee and Noteholders

Section 1. If one or more of the following events (hereinafter called "events of default") shall happen, that is to say:

- (a) default shall be made in the payment of any installment of or on account of interest on or principal of any note or notes when and as the same shall be required to be made, and such default shall continue for thirty (30) days;
- (b) default shall be made in the due observance or performance of any other of the covenants, conditions, or agreements on the part of the Corporation, in any of the notes or in this Indenture contained, and such default shall continue for a peroid of thirty (30) days after written notice specifying such default and requiring the same to be remedied shall have been given to the Corporation by the Trustee or by any noteholder;
- (c) the Corporation shall file a petition in bankruptcy or be adjudicated a bankrupt, or shall make an assignment for the benefit of its creditors, or shall consent to the appointment of a receiver of itself or of its property, or shall institute proceedings for its reorganization, or proceedings instituted by others for its reorganization shall not be dismissed within thirty (30) days after the institution thereof;
- (d) a receiver or liquidator of the Corporation or of any substantial portion of its property shall be appointed and the order appointing such receiver of liquidator shall not be vacated within thirty (30) days after the entry thereof:
- (e) the Corporation shall forfeit or otherwise be deprived of its corporate charter or franchises, permits, or licenses required to carry on any material portion of its business; or
- (f) a final judgment shall be entered against the Corporation and shall remain unsatisfied or without a stay in respect thereof for a period of thirty (30) days, then in each and every such case any noteholder may, by notice inwriting to the Corporation and delivery of a copy thereof to the Trustee and the other noteholders, declare all unpaid principal of and accrued interest on any or all notes held by such noteholder to be due and payable immediately; and upon any such declaration all such unpaid and accrued interest so declared to be due and payable shall become and be due and payable immediately, anything contained herein or in any note or notes to the contrary notwithstanding; provided, however, that if at any time after the unpaid principal of and accrued interest on any of the notes shall have been so declared to be due and payable, all payments in respect of principal and interest which shall have become due and payable by the terms of such note or notes shall be paid to the respective noteholders, and all other defaults hereunder and under the notes shall have been made good or secured to the satisfaction of all of the noteholders, then and in every such case, the noteholder or noteholders who shall have declared the principal of and interest on notes held by such noteholder or noteholders to be due and payable may, be written notice to the Corporation and delivery of a copy thereof to the Trustee and the other noteholders, annul such declaration or declarations and waive such default or defaults and the consequences thereof, but no such waiver, shall extend to or affect any subsequent default or impair any right consequent thereon.

Section 2. If one or more of the events of default shall happen, the Trustee, personally or by attorney, in its discretion may, in so far as not prohibited by law:

- (a) take immediate possession of the Trust Estate, collect and receive all credits, outstanding accounts and bills receivable of the Corporation, and all rents, income, revenues, and profits pertaining to or arising from the Trust Estate, or any part thereof, and issue binding receipts therefor; and manage, control, and operate the Trust Estate as fully as the Corporation might do if in possession thereof, including, without limitation, the making of all repairs or replacements deemed necessary or advisable;
- (b) proceed to protect and enforce its rights and the rights of note holders under this Indenture by suits or actions in equity or at law in any court or courts of competent jurisdiction whether for specific performance of any covenants or any agreement containded herein, or in aid of the execution of any power herein granted, or for the foreclosure hereof or hereunder, or for the sale of the Trust Estate, or any part thereto, or to collect the debts hereby secured, or for the enforcement of such other or additional appropriate legal or equitable remedies as may be deemed most effectual to protect and enforce the rights and remedies herein granted or conferred, and in the event of the institution of any such action or suit the Trustee shall have the right to have appointed a receiver of the Trust Estate and of all rents, income, revenues, and profits