

to do or cause to be done any or all of the following acts and things, namely:

(1) The Trustee may enter into and upon and take possession of any or all of the mortgaged property and each and every part thereof, and may exclude the Obligors, their successors or assigns, or their agents and servants, wholly therefrom; and have, hold, use, operate, manage and control the mortgaged property and each and every part thereof, and, in the name of the Obligors or otherwise as it shall deem best, conduct the business thereof and exercise the franchises pertaining thereto and all the rights and powers of the Obligors, and use all the then existing property and assets for that purpose either personally or by its superintendents, managers, receivers, agents and/or servants or attorneys, to the best advantage of the holders of the Bonds hereby secured; and, at the expense of the mortgaged property, from time to time, either by purchase, repairs or construction, may maintain and restore, and insure, and keep insured, the equipment, tools and machinery, and other property and premises whereof it shall become possessed as aforesaid, in the manner and to the same extent as is usual with similar companies, and likewise, from time to time, at the expense of the mortgaged property, may make all necessary and/or proper repairs, renewals and replacements and useful alterations, additions, betterments, and improvements thereto and thereon, as to it may seem judicious; may collect and receive all tolls, earnings, income, rents, issues, profits and revenues of the same and of every part thereof; and after deducting the expenses of operating said premises and properties and of conducting the business thereof and of all repairs, maintenance, renewals, replacements, alterations, additions, betterments and improvements, and all payments which may be made for interest, taxes, assessments, insurance and prior or other charges upon the mortgaged property or any part thereof, which the Trustee may deem it advisable to pay in the interest of the Bondholders, as well as all its expenses and just and reasonable compensation for its own services and for all agents, clerks, servants and other employees by it properly engaged and employed, it shall apply the balance of the moneys received by it as follows: