

Section 4.05. That they will from time to time pay and discharge all mortgage recording and/or filing fees and charges, and all taxes, assessments, water rates and governmental charges or levies legally imposed upon this Indenture or the mortgaged property or any part thereof, or upon the interest of the Trustee therein, or upon the income and profits thereof, the lien whereof might or could be held to be prior to the lien hereof, so that same shall not fall into arrears, and so that the priority of the lien of this Indenture shall be duly preserved; that they will not suffer any mechanics', laborers', or other lien to be hereafter created or remain upon the mortgaged property, or any part thereof, or the income therefrom, prior to the lien of this Indenture; and that within thirty days after the accruing of any lawful claims or demands for labor, materials, supplies or other objects, which if unpaid might by law be given precedence over this Indenture as a lien or charge upon the mortgaged property or any part thereof or the income therefrom, they will pay or cause to be discharged or make adequate provisions to satisfy or discharge the same; and that they will not knowingly do or suffer any matter or thing whatsoever whereby the lien of this Indenture might or could be impaired; and that they will duly observe and conform to all valid acts, rules, regulations, orders, directions and other requirements of any governmental authority relative to any of the mortgaged property, and will maintain said mortgaged property in full compliance therewith and in condition satisfactory to and approved by insurance companies and the board of underwriters and other similar organizations as to risks covered by insurance, provided, however, that nothing contained in this section shall require the Obligors to pay or cause to be paid any such tax, assessment, levy or governmental charge or other claim so long as the Obligors in good faith shall contest the validity thereof and if the Obligors shall furnish to the Trustee such bond or indemnity as the Trustee may require, if any, unless forfeiture is, in the opinion of the Trustee, likely to result from any failure to pay such tax while the Obligors shall contest the validity thereof.

Section 4.06. That, at their own cost and expense, they will do and will cause to be done all things necessary to preserve and keep in