

the Bank therefor, provided that the Industry shall:

(a) substitute and install anywhere in the Buildings or on the Land other machinery, equipment or related property having equal or greater utility (but not necessarily having the same function) in the operation of the Mortgaged Property for the purpose for which it is intended, provided such removal and substitution shall not impair operating unity, all of which substituted machinery, equipment or related property shall be free of all liens and encumbrances (other than Permitted Encumbrances) and shall become a part of the Equipment; or

(b) Not make any such substitution and installation, provided (i) that in the case of the sale of any such Equipment to anyone other than itself or in the case of the scrapping thereof, (ii) that in the case of the trade-in of such Equipment for other machinery, equipment or related property not to be installed in the Buildings or on the Land, and (iii) that in the case of the sale of any such Equipment to the Industry or in the case of any other disposition thereof, the original cost thereof less depreciation at rates calculated in accordance with generally accepted accounting practices does not, when aggregated with all items of equipment previously disposed of and for which no substitution pursuant to subsection (b) of this Section 4 has been made, exceeds \$300,000.

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