

authority to sell, convey, assign, transfer, mortgage and pledge the same hereby, and the Company does hereby fully warrant the title to the said property, and covenants that it will defend the same against the lawful claims of all persons whomsoever.

SECTION 7 - NOT TO ENCUMBER TRUST ESTATE

The Company covenants that it will not create or suffer to be created, except as in this Trust Indenture specifically permitted or provided, any lien or charge which may or might have priority or preference to or over, or equality with or be junior to, the lien of this Trust Indenture upon the assets and property covered hereby, or upon any portion thereof; provided, however, that nothing contained in this Trust Indenture shall require the Company to pay any lien or charge so long as it shall, in good faith, contest the validity thereof and give to the Trustee indemnity satisfactory to the Trustee for the ultimate payment of the amount found due.

SECTION 8-TO KEEP IN REPAIR

The Company covenants that it will at all times keep all of the property included in the trust estate in good condition and repair, and that it will not commit or permit or suffer any waste, impairment or deterioration, except from proper and reasonable use thereof, of said property or any part thereof.

SECTION 9 - PRESERVATION OF LIEN

The Company covenants that this Trust Indenture shall be maintained to the extent that it now is, and may from time to time become, a valid lien upon all of the property hereinbefore described, and upon all renewals, improvements and betterments thereof and additions thereto. The Company further covenants that it shall and will do, make, execute and deliver, or cause to be done, made, executed and delivered, all such further acts, deeds, instruments, assignments, transfers and assurances for the better assigning, conveying, assuring and confirming unto the Trustee of all and singular the estate, rights, properties and