sale. The remedies and provisions for enforcement of this mortgage herein specified, are cumulative and additional to the ordinary legal or equitable remedies, which the party of the second part its successor or successors in this trust may adopt.

Article V. The said party of the first part, for itself and its successors and assigns, doth hereby absolutely agree to waive, and doth hereby irrevocably waive the benefit and advantage of any extension, exemption or stay laws now existing or which may be hereafter passed, and doth covenant and agree that it will never set up claim or take the benefit of any such extension, exemption or stay laws.

Article VI. In case of the incapacity, removal, insolvency, neglect or refusal to act upon proper indemnity, or resignation as Trustee, of the party of the second part, then a majority in number and value of said bondholders may, by an instrument in writing under their hands, appoint or elect one or more person or persons, or other corporation, to be trustee or trustees to fill the vacancy, and the trustee or trustees so elected or appointed shall, upon payment of the charges and compensation of the party of the second part, become vested with all the rights and title, and be entitled to exercise all the powers of the party of the second part conferred by this Indenture; and until the bond holders make such election and appointment, the President of the party of the first part may, with the consent in writing of the owners or holders of said bonds to the amount of ten thousand dollars, select and appoint one or more competent persons, to fill such vacancy, upon the like terms.

Article VII. No bondholder hereby secured shall have any right or standing in Court to enforce any remedy given by these presents, until the Trustee, after his request and tender of full indemnity as above specified, shall refuse or for six months neglect to enforce such remedy.

Article VIII. The Trustee shall receive reasonable compensation for services, and such compensation, and the Trustee's counsel fees, shall be a first charge on the trust funds and property. It shall be liable only for its own wilful negligence or default, and not for the act or default of any attorney or agent appointed by it with reasonable care and diligence. It shall not be bound to do anything to make or keep these presents a lien on personal property, nor to do any act, nor to appear in nor defend any suit, as Trustee, until requested by a bondholder or bondholders and fully indemnified against all costs, liabilities, claims or suits incident