

(c) That it will from time to time pay and discharge all taxes, assessments, water rates, meter charges, and other charges which may be or have been assessed or become liens upon the mortgaged property or the interest therein of the Trustees, or of the holders of the bonds issued pursuant to the terms of this Indenture, and will make such payments or cause such payments to be made, respectively, in due time to prevent any delinquency thereon or any forfeiture or sale of the mortgaged property or any part thereof, and will produce to the Trustees, upon demand, receipts for all such payments, or other evidences satisfactory to the said Trustees; provided, however, that the Corporation shall not be required to pay any tax, assessment, rate or charge as herein provided, so long as it shall in good faith contest the validity thereof, and, if so contested, shall provide for the payment thereof in manner satisfactory to the Trustees;

(d) That it will at all times permit the Trustees or their representatives to enter upon the mortgaged property and all parts thereof at reasonable hours for the purpose of investigating and inspecting the condition thereof; provided, however, that there is no duty express or implied upon the Corporate Trustee to inspect the property.

Section 4. If any portion of the mortgaged property shall be taken from the Corporation by condemnation, the net proceeds thereof shall be paid to the Corporate Trustee and paid out in the same manner as if such net proceeds were the proceeds of insurance paid to the Corporate Trustee pursuant to Section 5 of this Article.

Section 5. The Corporation further covenants that it will promptly procure, or cause to be procured, and will maintain insurance against loss or damage to the mortgaged premises by fire and the perils covered by extended coverage insurance in an amount at least equal to the sum of the first mortgage and the amount of bonds from time to time outstanding hereunder.

All such policies carried by the Corporation on any of the mortgaged property shall be so written as to make any loss payable to the first mortgagee, the Trustees and the Corporation as their interests may appear. If any insurance policy be obtained which provides that the Corporation shall be a co-insurer with the insurance company, unless insurance in a specified amount or to a specified percentage of the value of the property insured be carried, the Corporation covenants to carry such specified amount of insurance or to carry insurance up to such specified percentage of the value of the particular property insured.