upon the Trustee whom such new Trustee shall succeed, with the like effect as if named as such Trustee herein; and the Trustee or Trustees so resigning or removed, or the representatives of any Trustee dying, and also, as far as necessary, any continuing Trustee, shall, on the written request of the new Trustee or Trustees who may be appointed, but at the cost of the Company, immediately execute a deed or deeds of conveyance to vest in such new Trustee or Trustees, upon the trusts herein expressed, all the property, privileges and rights hereunder of the Trustee or Trustees so resigning or removed.

Article XV.

The Company, for itself and its successors and assigns, hereby covenants and agrees with the Trustees in manner following, that is to say:

(1) The Company, and its successors and assigns, shall not and will not during the continuance of this instrument, permit or suffer the making or creation of any mortgage or lien upon any part of the property hereby mortgaged or charged, or agreed so to be, having priority to or ranking equally with the mortgage and charge created by these presents and by the bonds hereby secured.

(2) During the continuance of this security the Company will pay all the principal moneys and interest becoming due in respect of the said bonds, respectively, and will observe and perform the several conditions endorsed thereon, respectively.

(3) During the continuance of this security the Company will at all times keep an accurate register of such of the said bonds as are registered, showing the number and amount of each bond and the date of issue, and the name, address and description of every registered holder, together with the principal and amount of each bond not registered, and the date of issue thereof, and will allow the Trustees and the registered holders of such of the bonds as are registered, or any persons authorized by them, respectively, and the bearers of bonds not registered, at all reasonable times to inspect the said register, and to take copies or extracts from the same.

(4) During the continuance of this security, the Company, and its successors and assigns, will keep and cause to be kept all buildings, fixed plant, machinery and other property of an insurable nature, forming part of the mortgaged property, insured against loss or damage by fire in an amount equal to two-thirds of the full value thereof, and in such name or names, and in such office or offices, as shall be approved by the Trustees, and will duly pay all premiums and other sums of money payable for that purpose, and immediately after every such payment (if required) deliver to the Illinois Trustee the receipts for the same, and will apply all moneys to be received by virtue of any such policy in making good any loss or damage which may have been occasioned to the property so insured.

(5) During the continuance of this security the Company and its successors and assigns, will pay and discharge, or cause to be paid and discharged, so soon as the same shall become due and payable, all taxes, rates, water rates, assessments, rental charges and other charges whatsoever that are now or may at any time hereafter