mortgaged premises, or any part thereof, prior to any sale thereof to be made pursuant to the provisions herein contained, or to the decree of any court of competent jurisdiction; nor, after any such sale or sales, will it claim or exercise any right under any statute to redeem the property so sold or any part thereof, and it hereby expressly waives all benefit and advantage of any such law or laws, and it agrees that it will not hinder, delay or impede the execution of any power herein granted to the Trustee, but that it will suffer and permit the execution of every such power as though no such law or laws were in force. Article X. In case of any sale hereunder any purchaser, for the purpose of making settlement or payment for the property purchased, shall be entitled to use and apply any bonds hereby secured by presenting such bonds in order that there may be credited, as paid thereon, the sums applicable to the payment thereof out of the net proceeds of such sale after making any deductions which may be made from the proceeds of such sale for costs, expenses, compensations and other charges; and such purchaser shall thereupon be credited, on account of such purchase price, with the sums applicable out of such net proceeds to the payment of and credited on the bonds so presented; and, at any such sale, any bondholder may bid for and purchase such property, and may make payment therefor, as aforesaid, and upon compliance with the terms of sale, may hold, retain and dispose of such property without further accountability. Article XI. In case at any time the title of the Land Company to any of the property described in or conveyed by the above-mentioned deeds, or herein and hereby conveyed and mortgaged, shall have failed, or, for any reason, shall not have become effective and complete, and it is not possible or expedient to perfect the same, or in case any of the property described in or conveyed by the above-mentioned deeds, or herein and hereby conveyed and mortgaged, shall be used by Union Pacific Railroad Company in connection with the operation of its railroad or be necessary for the use and operation thereof, the Trustee shall, upon the request of the Land Company, release such