possession of all the premises hereby mortgaged, and to manage, operate and use the same and every part thereof, with the rights and franchises appertaining thereto, and to collect, receive, take, use and enjoy the tolls, earnings, income, rents, issues and profits thereof. Upon payment of the principal and interest of all the bonds which shall have been issued hereunder, or upon providing for such payment by depositing with the Trustee the entire amount of such principal moneys when the same shall be due and payable, and the interest then due and unpaid, and any and all other amounts payable hereunder by the Land Company, the Trustee, on the demand of the Land Company, and at its cost and expense, shall enter satisfaction of this mortgage upon the records, and shall do, make, execute and deliver such deeds, acts, instruments or assurances as may be necessary to vest the mortgaged, pledged or assigned premises and property in the Land Company, its successors or assigns, free and discharged from the lien of these presents. Article XV. The Trustee shall not be required to take any step in the execution of the trusts hereby created, or in the enforcement of its rights and powers hereunder, if, in its opinion, such action will be likely to involve it in expense or liability, unless one or more of said bondholders shall, as often as required by the Trustee, give it reasonable indemnity against the same, anything herein contained to the contrary notwithstanding; and the Trustee and its agents, attorneys and counsel shall be entitled to reasonable compensation for all services rendered in connection with the trust hereby created, or in pursuance of the provisions of this indenture. The Land Company agrees to pay to the Trustee such compensation, and, also, all expenses reasonably incurred by the Trustee hereunder, and the Trustee shall have a lien therefor upon the mortgaged property and the proceeds thereof. It is further understood and agreed that the Trustee shall not be required to take notice or be deemed to have notice of any default of the Land Company, either in the payment of any interest or principal of any of the bonds secured hereby, or in the performance of, or compliance with, any covenant or condition of this indenture, unless the Trustee shall have been spec-