repair the said premises or such of them as shall in the opinion of the Trustee or of some disinterested and qualified person or persons by it selected require reparation and may insure and keep insured the trust premises or such of them as it may deem fit and the Telephone Company will on demand repay to the Trustee every sum of money expended for the above purposes or any of them with interest at the rate of six per centum per annum from the time of the same respectively having been expended and that until such payment the same shall be a charge upon the trust premises. 17 The

Further Covenants of the Company as to title.

Telephone Company covenants with the Trustee and for the benefit of the Trustee and of the several holders of the said bonds for the time being that the Telephone Company is lawfully seized and possessed of the trust premises in fee simple and absolute except as expressly stated in the first schedule hereto that the trust premises are free and clear of all encumbrances that the Telephone Company has good right and lawful authority to sell and convey the trust premises and that the Telephone Company will warrant and defend the trust premises to the trust its successors and assigns for the benefit of the holders for the time being of the bonds against the lawful claims and demands of all persons whomsoever. And that the Telephone Company will punctually pay all taxes charges assessments and liens already or to be at any time levied laid assessed or created upon the trust premises or any part thereof or upon the interest

Payment of taxes, etc.

of the Trustee in the trust premises. And that this mortgage and the bonds secured hereby shall at all times during the continuance hereof be a first charge and lien upon all the trust premises and that the Telephone Company whenever called upon by the Trustee will furnish the Trustee satisfactory certificates showing the payment of such taxes, charges assessments and liens. And that the Telephone Company during the continuance of the lien of these presents will not pay any dividends upon any shares of stock except out of its net

As to dividends.

earnings. And the Telephone Company and every person having or claiming any estate right title or interest in or to the trust premises or any part thereof will at all times do and execute every such deed

Further Assurance.

act assurance and thing as the Trustee may reasonably require or as shall be necessary for the further and more perfectly assuring to and to the use of the Trustee upon the trusts and for the purposes herein expressed all and every part of the trust premises and for effectually vesting in the Trustee upon the trusts and for the purposes aforesaid all property rights and franchises in the States of Missouri and Kansas hereafter to be acquired by or vested in the Telephone Company. And that in the event of any sale of the trust premises or any part