

in exchange for or purchased with the proceeds of any real estate, buildings, or fixtures sold or assigned, as above expressed, shall forthwith become and be under and remain subject to the lien of this mortgage in the same manner and to the same extent as if the same were mortgaged hereby thereunder.

All the cash proceeds of any lands and premises so sold and released shall immediately be paid over to the trustee and become and remain subject to the lien and operation and effect of this mortgage as if now forming a part of the real and personal property hereby mortgaged or expressed or intended so to be. The net cash proceeds of any lands and premises sold and released, as in this article provided, and as well, all income and increase derived from investments thereon, which shall be received by said Trust Company, as trustee, hereunder, shall be applied as requested by the Gas Company in good faith and so soon as may be towards the acquisition of additional real or personal property of not inferior value, or shall be applied to the purchase in open market of bonds of the Gas Company, or until such purchase may be advantageously made be invested from time to time in United States bonds, or in bonds of any one or more of the states of the United States of America, or in any municipality thereof containing not less than fifty thousand inhabitants according to the last preceding United States census, upon which the interest payable thereon shall have been paid regularly at least five successive years next preceding the date of such investment. All additional real or personal property or bonds purchased hereunder, as aforesaid, shall forthwith become and be liable under this mortgage, and shall be held by the Fidelity Trust Company, and shall so remain unless sold, in which event the proceeds shall be used in the purchase in open market of bonds of the Gas Company. All bonds of the issue hereby secured, which may be purchased as in this article provided, shall, with all coupons thereunto attached, or belonging, be cancelled forthwith by the Trust Company and destroyed.

The Trust Company shall not be subject to any liability to any person, or persons, by reason of any act done or performed in good faith under the provisions of this article.