

(6) The Telephone Company shall, subject to the provisions aforesaid, properly maintain and operate all the plants and systems owned or controlled by it, and all the other property at anytime covered by this mortgage, and preserve the franchises, rights and privileges relating thereto, and repair, renew, and replace, the mortgaged property, as may be necessary and will keep its property of an insurable nature, insured for a reasonable amount with reputable insurance companies, against loss or damage by fire by policies providing for the payment of any loss to the Trustee and which shall be deposited with the Trustee.

(7) The Telephone Company shall pay or cause to be paid, when the same shall become due and payable, all taxes, assessments and governmental and other charges lawfully imposed on any of the property covered by this mortgage, and shall not suffer any liens, superior to the lien of this mortgage, to attach to any part of said property or franchises, and shall not commit or suffer any waste thereof. The Telephone Company shall pay all taxes which it may be required by any present or future Federal or State law to pay on the principal and interest of any of the bonds secured by this mortgage.

(8) Should the Telephone Company fail to perform the aforesaid covenants as to maintenance or insurance of said property or franchises, or to pay any taxes or charges as aforesaid, then the Trustee may make such performance and the Telephone Company will thereupon, on demand, repay to the Trustee any amount expended in such performance, with interest thereon, at the rate of six percent (6%) per annum, from date of payment thereof by the Trustee; and the obligation to make such repayment shall be, and is secured by a lien upon the property and rights hereby conveyed.

(9) The Telephone Company will, during the continuance of this security, keep full and correct books of account in connection with its business, which books as well as all its property of every kind, shall be at all times, open to the inspection of the Trustee.

(10) If default shall be made in the payment of any interest or principal of any of the bonds secured by this mortgage, or in any of the agreements on the part of the Telephone Company hereunder, and any such default shall continue for six (6) months after written demand of payment or performance, or if a receiver of any property of the Telephone Company covered by this mortgage shall be appointed in any proceeding, the principal of all of said bonds then outstanding, with all interest accrued and unpaid thereon,