deducting the expenses of operating and maintaining said plant and of conducting its business and paying for all repairs replacements alterations additions and improvements as aforesaid and all taxes assessments insurance premiums and other proper charges upon said property and premises or any part thereof as well as a just and reasonable compensation for its own services and the services of all agents clerks servants and other employes properly engaged or employed including reasonable attorneys' and solicitor's fees then to apply the moneys arising as aforesaid to the payment of the interest in arrears or which shall become due on the out standing bonds secured hereby in the order in which such interest shall become due ratably to the persons holding the bonds and after paying all such interest which shall have become due to apply the balance to the payment of the principal of the aforesaid bonds which may at that time be due and unpaid ratably without discrimination or preference.

And further provided that whenever the Company at any time hereafter before the full payment of said bonds shall deem it proper and expedient for the better security of the said bonds to voluntarily surrender to the Trustee or its successor or successors in this trust the possession control and management of the said plant premises and property and the business thereof for any term of years certain or indefinite although there may not have occurred such default as to entitle the Trustee to enter into the possession of the whole or any part of the plant premises property and rights hereby mortgaged or intended so to be it shall be the duty of the Trustee or its successor or successors in this trust subject however to the provisions of this indenture including those contained in Article Thirteenth upon satisfactory indemnity upon any such surrender and delivery to enter into and upon the premises so surrendered and delivered and to take and receive possession control and management of said plant and property so surrendered for such term or terms of years certain or indefinite as may be agreed upon by the said parties hereto but without prejudice to