out or unfit for use or otherwise unnecessary or useless, or for any other reason whatsoever, it shall seem to the Pipe Line Company necessary or advantageous to take up or remove any casing or pipe from the gas wells, or any holders, machinery, fixtures, appliances or appurtenances, and to replace or use the same elsewhere, or to sell the same, the Pipe Line Company shall have full power and authority so to do; but in case the Pipe Line Company shall decide to sell the same or any part thereof it shall be lawful for the Pipe Line Company to make such sale at a fair and reasonable price; but any proceeds arising from any such sale, or from the sale of any other property mentioned or provided for in the preceding part of this section (except real estate) shall be placed and kept by the Pipe Line Company separate from its other funds, and in a separate account, and shall not be expended by the Pipe Line Company, otherwise than in extension, enlargement or improvement of the plant, equipment or facilities of the Pipe Line Company for the conduct of its business; and the Pipe Line Company shall, at the expiration of such period of six months next ensuing after the day and the date of any such sale give to said Trustee full and accurate information, in writing, as to what, if any, changes have been made under the provisions hereof with respect to the property and estates hereby granted and conveyed, or intended so to do, by lapse, release, surrender, removal and relocation, sale or otherwise.

The Pipe Line Company shall have the further right at all times, provided no default has been, as aforesaid, to convey or exchange, freed from the incumbrances and trusts hereof, all or any of the real estate now held or which shall hereafter be acquired by it, which shall no longer be either useful or necessary in the proper and judicious management and maintenance of its business or of the property