hereby conveyed; but in no case shall any such sale or other disposition of such real estate be made without the express assent in writing of the Trustee; and said Trustee is hereby expressly authorized to release under its seal from the operation and effect of this mortgage, any property so sold or exchanged, whether the consideration of such sale be wholly cash or partly cash and partly secured by a mortgage on the premises sold. The certificate of the President or Vice President, under the seal of the Pipe Line Company, attested by the Secretary, certifying to the adoption of a resolution by the Board of Directors of the Pipe Line Company requesting such release, and stating that the value of the property taken in exchange, or the price obtained in case of sale, is the fair and reasonable value thereof, shall be sufficient evidence of the facts to warrant any such release and shall fully protect the Trustee in respect thereto; but any property so taken in exchange, if such there be, shall forthwith become and be subject to the lien of this mortgage as if the same had been originally included herein; and the net proceeds of real estate so released (if sold) shall be paid over and assigned by the Pipe Line Company to the Trustee, and shall be applied by the Trustee with all convenient speed at the election of the Pipe Line Company as follows: Such proceeds and the proceeds of all property subject to the lien of this mortgage taken by the exercise of the the power of eminent domain shall either

(a) Be turned over to the Pipe Line Company, for application by it to the betterment or extension of the plants and property owned or controlled by it, upon presentation by the Pipe Line Company of a copy of a resolution by its Board of Directors, duly certified by its Secretary, requesting the payment to it of such proceeds and specifying the nature of the betterments or extensions of the plants and property above mentioned and certifying that the value of such betterments