in connection with its plants and business, of the character usually insured by natural gas companies, to be insured against loss by fire, and to replace said property in the event of its destruction by fire or make substitutes therefor so that the capacity of the works to supply the demands upon them shall not be impaired; provided, however, that the Pipe Line Company, or any of its successors, may adopt such other plan or method of protection against loss by fire, whether by the establishment of an insurance fund or otherwise, as may be approved by the board of directors of the Pipe Line Company.

Article V.

In case the Pipe Line Company shall make default in the payment of any interest accruing upon any one or more of the bonds hereby secured, or intended so to be, according to the terms thereof, and such default shall continue for three (3) months, or shall make default in the performance of any other of the covenants herein contained on its part to be performed, and any such default, shall continue for six (6) months, then and in any such case the Pipe Line Company upon demand of the Trustee, shall and will forthwith surrender to the Trustee the actual possession, and the Trustee shall be entitled forthwith, with or without process of law, to enter into and upon and take possession of all and singular the property and premises hereby mortgaged, or intended so to be, and each and every part thereof, with all records, books, papers, and accounts of the Pipe Line Company, and to exclude the Pipe Line Company and its agents and servants wholly therefrom, and shall have, hold and use the same, controlling, managing, and operating, by its superintendents, managers, receivers, and other agents or attorneys, the said property with the appurtenances, and conducting the business and operations thereof, and exercising the franchises appertaining