of said bonds, to the holders thereof, the grantor herein covenants and agrees as follows:
First. That grantor has good title to and good right so to convey said property, that it is free from all liens and incumbrances, and that grantor will defend the title to said property against the claims of all persons.
Second. That grantor will pay all taxes and assessments, levied against said property, as they become due, and will likewise pay all, state, county and municipal taxes that may be levied in the State of Kansas against said bonds.
Third. That beginning with the year ending February 15, 1912, and each year for the succeeding five years, it will set apart out of its net profits, the sum of not less than Three thousand dollars ($3,000) as a sinking fund to provide for the payment of said five hundred bonds at their maturity. Said moneys shall be deposited with the said Banking Trust Company, as trustee, and by it from time to time, with the advice and consent of said The Kansas Farmers Gas Company, invested in safe income securities to be held by said Banking Trust Company for the benefit of said The Kansas Farmers Gas Company and the protection of the holders of said bonds.
Fourth. That until default by grantor said property shall remain in its possession, that grantor will keep said rural gas supplying systems in good order, condition and repair, and that it will operate them in a business like and economical manner.
Fifth. That grantor will permit the grantee by its officers, attorneys or agents at any and all times to enter upon its premises, and to have free access to all of its accounts, books, and papers to ascertain the true condition of its property, business and finances for the purposes of this trust.
Sixth. That grantor will promptly pay all of