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 provide for such payment by depositing with the Corporate Trustee hereunder for the Discharge of such bonds and coupons the entire amount due thereon for principal and interest, and shall well and truly keep and perform all its obligations hereunder according to the true intent and meaning hereof, then and in that case all moneys (other than such deposited amount) and all other property then held by the Trustees hereunder, and all the property hereby conveyed or pledged shall revert to the Company, and the estate right, title and interest of the Trustee shall be and become void, and the Trustees, in such case, on demand of the Company and at its cost and expense, shall fully release and discharge this Mortgage Deed of Trust. Money deposited with the Corporate Trustee for the payment of bonds and coupons under the provisions of this Article III, shall be held by the Corporate Trustee as a special trust fund for the account of the holders of such bonds and coupons, and shall be applied by the Corporate Trustee to the payment of such bonds and coupons upon the presentation and surrender thereof. Any such deposit shall discharge the liability of the Company on the bonds and coupons to pay which such deposit shall be made, and thereafter such bonds and coupons shall not be entitled to any benefit of or under this Mortgage Deed of Trust except with respect to the deposit so made.

Mortgage to be released on deposit of money to pay or payment of all bonds.

ARTICLE IV.

Section 1. The Company covenants and agrees that it will, duly and punctually, pay or cause to be paid, the principal of each and every bond issued hereunder and secured hereby, and the interest accruing thereon, as promised in such bond, and, so far as may be lawful without deducting from either principal or interest any tax or taxes, or governmental charge or charges, which may at any time be imposed by the United States, or by any State, County or Municipality thereof, and which the Company, or its successors or assigns, or any one acting in behalf of it or them may be required to pay

Covenants to pay bonds.

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 or to deduct or retain from such principal or interest under or by reason of any present or future law; and the Company hereby covenants and agrees to pay any, and all such taxes and charges. When and as paid, all coupons pertaining to any bond hereunder shall be cancelled.

Section 2. The Company further covenants and agrees that it will pay all ground rents, taxes, assessments and governmental charges of every kind which may be lawfully charged or imposed upon the property hereby mortgaged or pledged, or upon any part thereof, or upon the income and profits thereof, the lien of which might or could be held to be prior to the lien hereof and also all taxes, assessments and governmental charges lawfully imposed upon the lien or interest of the Trustees in respect of the premises hereby mortgaged or pledged, or any part thereof, so that the priority of the lien of this Mortgage Deed of Trust shall at all times be fully preserved as against such liens and the Company also covenants and agrees that it will not create or allow to accrue or exist, any lien or charge upon any part of the mortgaged property superior to the lien hereof, and that it will not commit no suffer any waste of any of the property hereby mortgaged, and that after the same shall accrue it will pay or cause to be discharged, or will make adequate provision for the satisfaction or discharge of all lawful claims and demands of mechanics, laborers and others entitled to liens under mechanics' lien statute, which, if unpaid, might by law be given precedence of this Mortgage Deed of Trust as a lien or charge upon the mortgaged premises or any part thereof, or the income thereof, provided, however, that nothing contained in this Section 2 of Articles IV shall require the Company to pay any tax, assessments, governmental charge or other lien or claim against the mortgaged property so long as the Company shall

Covenants to pay taxes, liens, etc

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 in good faith and by appropriate legal proceedings contest the validity thereof.

Section 3. The Company further covenants and agrees that while it remains in possession of the property hereby mortgaged, it will keep itself at all times supplied with all necessary equipment and apparatus for the efficient operation of its business, and that it will keep the property hereby mortgaged and every part thereof and the appurtenances thereto in first class repair, working order and condition, and, further, that it will from time to time inspect and operating its equipment, apparatus and other property make all needed repairs and replacements so that its business at all times may be conducted with maximum efficiency and the value of its equipment, apparatus and other property at all times may be undiminished.

Covenants to maintain property.

Counselman & Co., a corporation organized under the laws of the State of Maine, and its successor or successors in the business now carried on by said corporation, whether such successor or successors shall be individual or corporate (hereinafter called the "Bankers") shall through their officers or representatives, have the right from time to time and at any time not oftener than once in each year to have full access to and to examine through an engineer of its selection or otherwise into all the physical properties of the Company of every kind and description whatsoever and wheresoever situated, and also to examine into and to cause the books, accounts and vouchers of the Company to be examined by an accountant selected by the Bankers for the purpose and believed by them to be competent and disinterested, to ascertain the physical condition of the properties of the Company hereby mortgaged, and to determine as to the compliance of the Company with its covenants in this Section of This Article contained. Upon any such examination or examinations, should the bankers determine that the Company has failed to comply

Bankers shall have right to examine books (accounts) and physical property at any time, through engineer or auditor.

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 with its covenants in this Section, and to maintain its properties, or any part thereof, as in this Section provided, they may notify the Company by a written report of such failure on its part, which said report shall state in what respect the Company has failed to comply with its covenants in this Section contained and to maintain its property and what it shall be required to do in the way of repairs, replacements or otherwise to make good any such default on its part.

Within ten day after the receipt of any such report, the Company shall notify the Bankers in writing as to whether it will or will not agree to abide by the requirements