the foreclosure and enforcement of this Mortgage or Deed of Trust by the sale of the mortgaged premises or otherwise under the decree or judgment of such Court but if requests are made by different parties of bondholders to the requisite number to require the trustee to proceed under more than one of the foregoing methods and he shall be advised that the several proceedings cannot go on together, said trustee shall determine according to his best judgment under which method he will proceed to enforce the mortgage and the proceedings hereinbefore provided for shall in no event be taken to exclude any other remedy at law or in equity to enforce this mortgage or the debt secured thereby. The notices or demands which by this or the succeeding article are to be given to and made upon the corporation by the trustee may be given and made whenever in the opinion of the trustee the circumstances warrant, but the trustee shall not be bound to give such notices or make demands unless requested in writing by the holders of one tenth of the bonds secured by this mortgage outstanding and unpaid.

Article III. In case default shall be made in payment of interest of any of said bonds and such default shall continue for sixty days then the principal of all said bonds shall, if the trustee so elect upon written notice by said trustee to said party of the first part become and be at once due and payable and be so held and deemed for the purpose of foreclosure and sale in either of the methods herein provided and for all other purposes.

Article IV. In the event of a sale of the mortgaged premises either by virtue of the power herein contained or in pursuance of a decree or judgment of foreclosure no claim or advantage shall be taken by said party of the first part its successors or assigns of any valuation appraisement redemption or extension laws nor shall any injunction to stay proceeding or any process be obtained or applied for by it or them to prevent or delay such sale and conveyance as aforesaid.

Article V. The party of the first part hereby covenants and agrees that it will keep the granted premises in good repair and condition and will pay each and all of said bonds, interest, coupons, taxes, charges, rates