

same, the equivalent, and in all respects and to all intents and purposes as actually being, a bond and mortgage, payable on demand by the Lessee to the Lessor, in a principal sum equal to twenty-five times the entire sum of the annual rental and all other payments provided hereunder to be paid during each year by the Lessee to the Lessor, with interest payable monthly in advance at the rate of four per centum per annum, all secured by and constituting a first lien and mortgage on all of the said operating rights, authorities, certificates, and franchises of the Lessee, and pursuant thereto, as such mortgagee and Lessor hereunder, to forthwith take possession and control of all of said operating rights and authorities, exercise ownership thereof, continue the motor carrier operations and services authorized thereunder, and do any and all things which it considers necessary or advisable to preserve, protect, and perpetuate, in the present name of the Lessee hereunder, or otherwise at its option, all of said operating rights, authorities, certificates, and franchises, and maintain the same in full force and effect, all in accordance with the rules, regulations, and requirements of the Interstate Commerce Commission and other regulatory bodies or governmental agencies having jurisdiction in the premises; and, in any such event or case, the Lessor shall have the right, at its option, to use and operate in and under the present name of the Lessee.

Lessor, its successors and assigns, always, shall have the right, at its or their option, to sell, assign, or otherwise alienate or transfer any or all of its or their rights and benefits hereunder, and the same shall run with the land leased hereunder; and all of the rights and benefits of the Lessor under this instrument shall inure to the benefit of said Lessor, its successors and assigns forever.