

pay such premiums of any such insurance, and all moneys paid for assessments, taxes and such other expenses or disbursements as may be incident thereto, or provided for herein, with interest at six per cent. per annum, and all such moneys thus paid by the Trustees, with interest as aforesaid, shall be and become an additional indebtedness secured by and under this deed of trust, and to be paid out of the proceeds of the sale of the real estate aforesaid, if not otherwise paid by the party of the first part.

Provided, however, that the Trustees shall not be obligated to effect any such insurance, or to pay any such assessments, taxes or charges.

Fifth. And, to further secure the payment of said principal notes and said interest coupons, and to assure the observance and performance of all other of the covenants, conditions, and obligations hereof, the party of the first part hereby assigns, transfers and sets over unto the said Trustees, all and every of the rents that may, from time to time, become due and payable on account of any and all leases now existing or that may hereafter come into existence, covering or pertaining to the above described real estate, or any part thereof; and the said Trustees are hereby fully authorized and empowered, at their option (and in addition to all other powers and rights hereby conferred), to collect and receive all such rents; and all moneys so received, under or by reason of this assignment, shall be held and applied as further security for the payment of the indebtedness hereby intended to be secured;

Provided, however, that this assignment or rents shall not be or become effective or operative unless and until there shall be a default in the payment of said principal notes or said interest coupons, or one or more thereof, or a default in some one or other of the covenants, obligations, or requirements hereof.

Sixth. And in the event that the said party of the first part shall at any time hereafter make default, or refuse, neglect or omit to pay the semi-annual interest on the notes hereby secured, or any of them, or to pay the said principal notes, as provided herein, or shall suffer any assessment, tax, or charge

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