

any interest or other return from such investments as additional compensation for its services hereunder. Trustee shall furnish periodic statements to Issuer reflecting all receipts and disbursements from the sinking fund.

Section 2. Redemption of Coupons and Bonds. On each semi-annual principal and interest payment date, Trustee shall, redeem all coupons and bonds as and when due and presented according to the terms thereof, using money withdrawn from the sinking fund but only to the extent of the funds held by Trustee in the sinking fund. On any semi-annual payment date, Trustee shall not redeem any coupons or bonds unless the sinking fund contains sufficient funds to enable Trustee to make all payments then due on the bonds and to pay Trustee's fees. If sufficient funds are not available, Trustee shall promptly notify all bondholders, in accordance with the provisions for "Notice of Default" of Article VII Section 8 of this Trust Indenture. In the event of default hereunder the balance in the sinking fund shall be held as additional collateral for the payment of the bonds, and the performance by Issuer of all obligations hereunder including without limitation the payment of insurance premiums, taxes and fees and expenses of Trustee and paying agent.

Section 3. Failure to Surrender Matured Bonds and Coupons for Payment. Neither the bonds nor coupons shall draw interest after maturity. As to any maturing installment of principal or interest which shall not be presented to the Trustee for payment on its maturity date, the said Trustee shall retain in escrow a sum equal to such maturing installment of principal or interest, and this shall operate as full payment of such installment as between the Issuer and the holder thereof who shall look solely to such account for payment.

ARTICLE IV.

COVENANTS OF ISSUER

Section 1. Payment of Principal and Interest. Issuer hereby covenants and agrees to pay the principal sum and the interest of all of the bonds secured hereby as the same severally mature and become due and payable at the offices of the Trustee or any paying agent, approved by Trustee, in lawful money of the United States of America.

Section 2. Title to the Premises. Issuer covenants that it is well seized of the Premises in fee simple; that the same are free and clear of all encumbrances; except for a mortgage on Tract A and Tract C as described on Exhibit A attached hereto and incorporated herein, in the original amount of \$80,000.00 to Virginia Winslow individually and as Executrix of the Estate of Albert Edward Winslow, deceased; and that it will warrant and defend the Trustee herein, the holders of said bonds, and all those claiming through or under it or them against all lawful claims whatsoever. It covenants that this Instrument is and will be kept a first lien upon Tract B and Tract D and that it will not suffer or permit any charge to accrue which shall have priority over or parity with this instrument. Issuer further covenants to give any further or different instrument of conveyance and to make any such further assurance as the Trustee may find necessary or proper to be made in the premises.

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