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any respect violated, the Trustee shall have the rights as they would have in the event of a default, as set forth above, and they shall have the further rights to pay the premiums of insurance and reimburse themselves for said premiums and interest as if said premiums and interest were part of the mortgage debt.

6. That in the event any action is instituted by the the Trustee for the collection of the debt secured hereby under the provisions hereof, or as provided herein, the Trustee shall recover from the Mortgagor all costs of said action, including a reasonable fee for Trustee's attorney.

7. That if the said Mortgagor, its successors or assigns shall well and truly pay, or cause to be paid, the several bonds hereinabove described, according to the tenor and effect of said bonds and of each and every one of them and fully perform all the covenants of this mortgage, then in such case, the rights, title, interest and demands of said Trustee, their successors in said trust and assigns, shall immediately thereupon cease, and this mortgage shall be thenceforth null and void.

8. It is covenanted and agreed that the Mortgagor may issue additional bonds of equal priority to those herein secured, provided said bonds are issued in accordance with Section I and Section VII of the Trust Indenture of even date.

9. That the Mortgagor reserves the right at any time prior to maturity of redeeming the said bonds in accordance with the procedure outlined in Section VIII of the said Trust Indenture.

10. The Trustee, upon request by the Mortgagor, may cause any portion of the property covered by this Mortgage to be released from the lien created hereby, provided that property of comparable value is substituted for the released property. In the event of a sale or condemnation of all or part of such property, all of the proceeds derived from such sale or condemnation shall be applied to the discharge of the indebtedness secured hereby or to the acquisition of additional land or buildings of comparable value which shall be subject to this mortgage.

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