

including Insurance upon the property hereby sold, accrued, payable or due up to the sixteenth day of August last and the said Quebec, Montmorency and Charlevoix Railway Company shall pay all municipal, school and other taxes or charges payable upon the said property after the said date and shall repay to the said Montmorency Electric Power Company the proportion of all such taxes, Insurance and charges which may have been paid by it, chargeable in respect of the time elapsed or to elapse on from and after the said sixteenth day of August last.

The present Sale is thus made subject on the part of the said Purchasers to the payment of all constituted rents representing seigniorial dues and all other rents to which the said properties may respectively be liable, warranted free and clear of all arrears of such constituted or other rents up to the said sixteenth day of August last.

The property hereby sold shall be from the date of the present Deed at the risk of the said Quebec, Montmorency and Charlevoix Railway Company and the said Montmorency Electric Power Company shall not be responsible for any loss or deterioration which the same may suffer from any cause whatsoever, save and except any damage to the improvements contracted to be completed by the said Montmorency Electric Power Company, for which the Montmorency Electric Power Company shall remain responsible till completion of each such works respectively.

PRICE.

The present Sale is thus made for the price or sum of One Million five hundred thousand Dollars, payable as follows:—

1. The sum of Five hundred thousand Dollars in and by first Mortgage Bonds of the said Quebec, Montmorency and Charlevoix Railway Company bearing Interest at the rate of five per cent per annum payable semi-annually on the first of June and first of December and maturing on the first of June One thousand nine hundred and twenty-three, the Interest on the said Bonds to be payable from the sixteenth of August last [1898] including said day.

2. The said Quebec, Montmorency and Charlevoix Railway Company hereby undertakes to pay in principal and Interest the present bonded indebtedness of the Montmorency Electric Power Company amounting to the sum of Five hundred thousand Dollars bearing Interest at the rate of five per cent per annum when and as such Interest and principal respectively become due and payable, the Interest on said sum to be paid from the sixteenth of August last [1898] and the said Quebec, Montmorency and Charlevoix Railway Company hereby assumes, as its own debt the said bonds, hereby covenanting and agreeing that all and singular the obligations and undertakings of the said Montmorency Electric Power Company towards the holders of Bonds issued by it according to the tenor of such Bonds and towards the Trustees of such Bonds shall be carried out and fulfilled to the entire exoneration of the said Montmorency Electric Power Company.