The Company, Mortgagor, should covenant :

(1) To carry on its business properly.
(2) To punctually pay principal and interest.
(3) To pay taxes, assessments, etc.
(4) To register Mortgage.
(5) To insure and pay premiums.
(6) To keep premises in repair.
(7) To pay Trustee's expenses.
(8) To execute other necessary Deeds.

It is provided that the Company retains possession of its property until default shall have been made.

VIII.

Trustee Clauses.

The rights, powers and duties of the Trustee should be set forth clearly. The clauses relating to the following subjects are usual.

A. Trustee's responsibility limited.
B. Trustee may employ agents, attorneys, etc.
C. May ask deposit from Bondholders.

IX.

Default.

The Deed should state in what cases default occurs. Default in payment of interest, Insolvency or Winding Up of Company, Execution against its property being unsatisfied, and neglect to observe provisions of Deed, are usually specified.

X.

Further Clauses

The following clauses are suggested :

(1) Giving Trustee power to waive default, and partially release property not required.

(2) Giving Trustee right to enter on premises, on default, and to sell property; also providing for case of reorganization of Company.

(3) Binding Company to surrender possession on default.