

successively on the first day of each January and July hereafter until all have matured. The said bond and coupons payable at the office of said second party in Des Moines Iowa and each bearing interest after maturity at the rate of twelve per centum per annum.

The said first party however reserving herein the right to pay Two Hundred Dollars or any multiple thereof over that amount upon said bond or note on the day any of said coupons mature on or after July 1st 1888 provided thirty days notice in writing is given to said second party that such payment will be made and provided further that in case such partial payments are so made no sum less than Two Hundred Dollars of said bond shall at any time remain unpaid - the making of such ^{partial} payments operating to reduce the amount of the coupons maturing thereafter proportionate to the reduction of said bond.

And whereas said first party agree with said second party its successors and assigns as follows:

First the said first party shall pay all taxes and assessments on said premises general or special now existing or that may hereafter be levied before the same become delinquent; and in case of failure to do so the said second party or its successors or assigns may pay such taxes and assessments and may recover of said first party the amount so paid with interest thereon at the rate of twelve per centum per annum.

Third. Said first party shall not suffer waste nor permit the buildings fences and other improvements on said premises to depreciate by neglect or want of care.

Fourth. Said first party shall keep said premises free from all statutory lien claims of every kind and shall pay all sums necessary to protect the title or possession thereof and in case of failure to do so the said second party may pay off and procure a release of such claims or liens and recover of said first party the amount so paid and interest thereon at the rate of twelve per centum per annum from the date of such payment. Now therefore if the amount of said bond coupons be paid when due and all the covenants and agreements of the first party contained herein be faithfully kept and performed then these presents shall be null and void. If however the said first party fails to pay any part