

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 Five 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 August 1<sup>st</sup> 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 five 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 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.

Second. The said first party shall keep the buildings on said premises insured in a company or companies acceptable to said second party in the sum of at least Twenty five hundred dollars and shall deliver the policy or policies therefor and all renewals thereof and also all concurrent policies now in force or hereafter issued thereon to said second party and in case of failure to do so said second party or its successors or assigns may effect insurance in the amount above named and pay for the same and recover of said first party the amount so paid and 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 improvements on said premises to depreciate by neglect or want of care.

Fourth. Said first party shall keep said premises free from all statutory liens claims of every kind and shall pay all sums necessary to protect the title or possession.