

respectively all and singular such taxes, levies or assessments as may or shall be, by any lawful authority, whatsoever, levied, assessed or imposed thereon or against any part thereof and further that pending this trust said covenantor will keep said premises free from statutory lien claims of every kind. It being further understood and agreed that in the event of default of any time by said covenantor, in payment as above agreed for of any sum due or payable for taxes levies or assessments or on any final judgment for any and every statutory lien claim then such sum or sums may be in his or their option advanced and paid by said party of the third part or assigns, holder of said promissory note in which case the sum or sums so advanced and paid shall be a further debt also secured by these presents, and which shall be repaid on demand by said Henry Giesemius his representative or assigns to the person or persons advancing the same, together with interest thereon at the rate of seven per centum per annum from date of such advance until paid.

Now Therefore if the said parties of the first part or any one of them or their representatives or assigns shall well and truly pay off and discharge the debt and interest expressed in the said note and every part thereof, when the same shall become due and payable according to the true tenor, date and effect of said note and shall well and truly keep and perform all and singular the several covenants and agreements hereinbefore set forth then this trust and the lease hereinafter set forth, shall cease and be void and the property hereinbefore conveyed shall be released at the cost of the said parties of the first part: but if said debt or the said interest, or any part thereof be not so paid when the same or any part thereof shall become due and payable according to the true tenor, date and effect of said note or if default be made in due fulfillment of said covenants and agreements or any one of them, then this conveyance shall remain in full force and the said party of the second part (whether acting in person or by attorney in fact thereunto authorized, under seal) or in case of his death, refusal to act, or other legal incapacity, the then acting Sheriff of the County of Douglas in the State of Kansas successor