per annum, payable semi-annually and evidenced by ten Coupons attached thereto. The said Bond and Coupons payable at the office of the said second party in Kansas City, Mo., and each bearing interest after maturity at the rate of ten per centum per annum. The said first party, however reserving herein the right to pay Five hundred dollars or Multiple thereof over that amount upon said bond or note, or the full amount thereof, on the day any of said coupons matures on or after November 1st 1905 provided thirty days notice in writing is given to said second party or the holder hereof 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 proportionately to the amount said bond is reduced. And Whereas, it is herein agreed particularly as follows: The 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; 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; shall pay before the same become delinquent, all taxes and assessments upon said premises, general or special, now existing or that may hereafter be levied, or chargeable against said indebtedness, or against this instrument by or within the state of Kansas and shall keep the buildings on said premises insured in a company or companies, acceptable to said second party in the sum of at least Two thousand & 00/100 or therefor and all renewals thereof and all concurrent policies now in force or hereafter issued thereon, and shall when requested assign and to said second party any policy or policies Dollars, and shall deliver to said second party the policy or policies covering any of the buildings upon said premises. In case the title to said premises is transferred, making an assignment of such policies of insurance to the purchaser necessary, the said second party is hereby authorized to make such assignment thereof, as the agent or attorney of the party of the first part, their heirs or assigns. In case of failure of said first party to perform any of these agreements, the said second party or its endorsers or assigns may pay off and procure releases of any such statutory lien claims, may pay any such taxes or assessments, or may effect any such insurance and pay for the same, and may recover of said first party all amounts so paid, and interest thereon at the rate of ten per centum per annum from the date of such payment, and this Mortgage shall stand as security for all such sums. Should any tax be imposed on this Mortgage or on the indebtedness secured hereby, by or within the state of Kansas, then at the option of the lawful holder of said indebtedness, the whole principal, with interest then accrued, and other sums secured hereby, shall at once