

pay all taxes and assessments against said land when the same are due each year and will not commit or permit any waste upon said premises; that the buildings and other improvements thereon shall be kept in good repair and shall not be destroyed or removed without the consent of the said second party and shall be kept insured for the benefit of the said second party or its assigns against loss by fire or lightning for not less than \$2000.00 in form and companies satisfactory to said second party, and that all policies and annual receipts shall be delivered to said second party. If the title to the said premises be transferred, said second party is authorized as agent of the first party to assign the insurance to the grantee of the title.

It is further agreed and understood that the said second party may pay any taxes or assessments levied against said premises or any other sum necessary to protect the rights of such party or its assigns including insurance upon buildings and recover the same from the first party with 10 per cent interest and that every such payment is secured hereby, and that in case of a foreclosure hereof and as often as any foreclosure hereof may be filed the holder hereof may recover from the first party an attorneys fee of \$2.00 or such