

Furnaces, steam pipes and boilers, so as to prevent damage or undue risk to the property thereby, and will keep all electric light wires and connections in safe condition and properly insulated; the party of the second part reserving for himself and his representatives the right to enter upon and inspect the premises at any reasonable hour and as often as he or they may desire.

Fifth. and the said first party agrees to at once insure the buildings upon said premises against loss by fire, lightning and wind storm in the amount of Two Hundred Dollars, in insurance companies approved by said second party, for not less than a three year term and to at once deliver the insurance policies, properly assigned or pledged to said second party as collateral and additional security for the payment of said promise or note and the interest to accrue thereon, as well as for the payment of all such sums of money as may have been advanced and paid, as herein provided, by said party of the second part; and that in the event of the failure, neglect or refusal of said first party to so insure the buildings, or to reinsure the same, and deliver the policies properly assigned or pledged to the said second party, before noon of the day on which any of such policies shall expire, then said second party is hereby authorized and empowered by these presents, to insure or reinsure said buildings for said amount; and the said second party may sign all papers and applications necessary to obtain such insurance, in the name, place and stead of the said first party.

And it is further agreed that in the event of loss under such policy or policies, the said second party shall have, and is hereby authorized, given, full power to demand, receive, collect and settle the same.