

regulations of any building department having jurisdiction over the premises; and conformable to all requirements of any insurance board or body necessary or proper to make said building a first-class risk; which said building shall be fully completed free from mechanic's liens, to the end that no charge of any character may be made against Lessor by reason of the erection or completion of said building. The Lessee shall furnish a satisfactory bond to the Lessor covering the above provisions.

Fourth: The Lessee further covenants and agrees that it will keep said building and all appurtenances thereto fully insured for their full insurance value at its own expense at all times during the whole term of this lease in some reliable insurance company or companies satisfactory to the Lessor in an amount not less than three-fourths ($\frac{3}{4}$) of the value of the said improvements against all loss or damage by fire, cyclone or other causes against which insurance may be had; and in the event of loss, Lessor shall have a first lien on the insurance accruing on said policy for the amount of all unpaid matured rental, the remainder to be applied to the construction of said building or buildings affected.

Fifth: The Lessee further agrees that it will keep and conform to the municipal and all other laws, rules, regulations, stipulations and provisions affecting said premises and every part thereof, including side-walks, streets, sewers and alleys abutting thereon, and for himself and all tenants, licensees and visitors thereon, to use said premises only in a proper and legitimate manner and to do or suffer no act capable of injuring the reputation of said premises, and the said Lessee will indemnify, keep and save the Lessor harmless against and from any loss, damage, costs, attorney's fees and expenses arising out of any accident or other occurrence due directly or indirectly to the use of the premises or any part thereof by the Lessee, or any person holding under said Lessee, or any contractor, laborer or servant working upon said premises, or as a penalty or claim for any violation of the law.

And it is further agreed that intoxicating liquors shall never be manufactured, sold or disposed of, as a beverage in any place of public resort, in and upon the premises hereby granted, or any part thereof, with the express reservation to the Lessor, its successors and assigns, that in case any of the conditions concerning intoxicating liquors are broken by the Lessee, its heirs, successors, assigns or legal representatives, then this lease shall become null and void and all right, title and interest in and to the premises hereby conveyed, shall revert to the Lessor, and the Lessee, by accepting this lease for itself, its successors and assigns, consents and agrees to this reservation and condition.

And it is further agreed that gambling and prostitution shall never be permitted in and upon the premises hereby granted, or any part thereof, with the express reservation to the Lessor, its successors and assigns, that in case any of the conditions concerning gambling and prostitution are broken by the Lessee, its successors and assigns, then this lease shall become null and void, and all right, title and interest in and to the premises hereby conveyed shall revert to the Lessor, and the Lessee, by accepting this lease for itself, its successors and assigns, consents and agrees to this reservation and condition.

Sixth: The Lessee further covenants and agrees not to assign this lease except by way of mortgage to secure a loan or loans upon the leasehold, estate and buildings, and not to underlet any part of the premises, until the completion of said building, only