

IMPROVEMENTS.

COMPARED

SECTION XI. Parties of the first part covenant at all times during the lien hereof, to keep and maintain in good order and in tenantable condition all and every part of the buildings, improvements and fixtures, now or hereafter erected or placed upon said premises during the lien hereof, and to maintain and operate, or cause to be maintained and operated, any such buildings in a first-class manner, and to make necessary repairs and alterations thereto from time to time and to keep the same free from waste and nuisances of any kind and supplies with such power and equipment and other utilities as may be necessary for the successful operation of said buildings, and that no part of said building or buildings shall be operated or used, or maintained in any manner which would violate any law of the United States, or the State of Oklahoma, or any ordinance of the City of Tulsa, or any lawful rules and regulations of any officer or department thereof.

INSURANCE.

SECTION XII. Said parties of the first part covenant, during the lien hereof, to keep the buildings and improvements, now or hereafter erected on the foregoing real estate insured against fire, windstorms, tornadoes and cyclones, and to carry such boiler insurance, rent insurance, riot and civil commotion insurance and such other kinds of insurance as may from time to time be requested by the Trustee, all of such insurance to be written to expire on the same date of successive years and issued by companies from time to time satisfactory to and approved by the Trustee, and to be in such amounts as the Trustee may specify, and will make all policies payable to the Trustee in case of loss, and will deposit with the Trustee all policies carried by first parties, even though for amounts in excess of those required by the Trustee; it being expressly understood and agreed that the parties of the first part will carry tornado insurance in at least the sum of Fifty Thousand Dollars (\$50,000.)

TORNADO
INSURANCE.BOILER
INSURANCE.RENT
INSURANCEFIRE
INSURANCE.

It is also expressly agreed that the parties of the first part will carry boiler insurance in at least the sum of Twenty Thousand Dollars (\$20,000); and will keep all rents of said buildings upon the above described property insured against loss by fire, to the extent of Twenty Thousand Dollars (\$20,000) per year.

It is further agreed that the parties of the first part will also carry such an amount of fire insurance upon the improvements upon the above described property that in the event of a substantially total destruction of said improvements, the amount payable by and collectible from the insurance companies insuring said property on account thereof shall be at least the sum of Eighty Thousand Dollars (\$80,000). If any policy of insurance is issued in a form or by a company which is or becomes unsatisfactory to the Trustee, then and in either event the Trustee may require new policies to be taken out in lieu thereof and the parties of the first part agree in such event to promptly obtain new policies acceptable to the Trustee and to keep the same in force, and in default of the parties of the first part so doing, the Trustee may, at its option, effect such insurance.