

at any time on said premises und~~er~~as<sup>er</sup>ingly insured against loss or damage by fire and tornado, to at least eighty per cent (80%) of the value of said improvements, and the Lessee will procure and keep continuously in effect such reasonable amount of insurance covering gas explosion, boiler explosion, earthquake, insurrection and riot, and other forms of insurance that may be generally, at the then time, carried by prudent real estate owners, as may be, from time to time, reasonably demanded by the Lessor. All insurance under this numbered paragraph shall be evidenced by policies issued by companies acceptable to the Lessor, all payable to the Exchange Trust Company of Tulsa, Oklahoma, as Trustee, or such bank or trust company in Tulsa, Oklahoma, as the Lessor may, from time to time, designate, and the Lessee agrees that all policies and receipts for the ~~premises~~ <sup>improvements</sup> therefor shall, at all times, be deposited with the Trustee, showing all such insurance to be in full force and effect, with premiums fully paid. COMPARED

The Lessee agrees to submit every such policy of insurance, and such receipt, to the Lessor for the approval of Lessor, prior to depositing same with the Trustee, as herein provided.

The Lessee will deposit with such Trustee, fifteen (15) days before the expiration of any policy, another policy of the type and character provided for herein with the Trustee, to take the place of such expiring insurance.

The Lessee will, immediately after depositing any policy of insurance with the Trustee as herein provided, deliver to the Lessor a receipt for such policy, signed by the Trustee, giving a full description of such policy, including the name of the Company issuing the same, the number thereof, description of building covered, date of expiration, and name and address of agent issuing same, and amount thereof.

On the failure of Lessee to procure and keep in force any insurance herein agreed to ~~be~~ had or failure of the Lessee to deliver to Lessor, for approval, any policies, as herein provided, or the failure of the Lessee to obtain receipts for insurance policies, as herein provided, from the Trustee, and deliver same to the Lessor, in any such event, Lessor may, at Lessors' option, procure, any such insurance, and the Lessee agrees to immediately repay the Lessor any sum so expended, together with interest at the rate of ten per cent (10%) per annum, and such sum shall become as rent.

The Lessee agrees to pay the expenditure necessary or incident to the trusteeship provided for in this numbered paragraph.

The Lessor <sup>may</sup> at Lessor's option, take any steps which Lessor may deem necessary or proper in the collection of any insurance moneys from any company, without, however, any obligation on the Lessor so to do; and the Lessee agrees to reimburse the Lessor for any such sums necessarily or incidentally expended in the collection of the same. The Trustee is authorized to pay to the Lessor, from any sums in the hands of the Trustee, any sums so expended by the Lessor.

The Lessee agrees to repair, replace or reconstruct, complete, at the sole cost of the Lessee, free from liens, any improvements <sup>on</sup> said property at any time, which may be damaged or destroyed in any manner, in as ~~good~~ <sup>good</sup> condition as they prior were, said work to be begun within one year from the damage or destruction, and to be completed within two years from such date; and in the event of damages to any improvement to such an extent that it cannot be repaired for any reason, including the prohibition by laws, rules, ordinances, or regulations, the Lessee agrees to replace the same with improvements at least equal to those destroyed, at the sole cost of the Lessee, free from liens, within two years from the date of such damage; Provided however, if any improvement upon said premises is totally destroyed, if the said improvement so destroyed has been insured in all respects as herein provided, and if the insurance money collected on account of the destruction of such improvement shall be insufficient to completely reconstruct such destroyed improvements, the Lessee shall have the option to use, in the reconstruction of such destroyed improvement merely the insurance money collected on account of such destruction of such improvement; Provided, however the improvements on said premises