the proper care of the de CONTRACT AND LEASE strender up said demised premises to the Lessor at CONTRACT AND LEASE the date of the commence-

adopted by or prescribed by the Lesson, for the government and management of said building; the take government and management of said building; the take

8. Said Leasee agrees to abide by and conform to all rules and regulations from time to dime

This Agreement, Made on the 9th day of February

19 40, by and between the City of KANSAS CITY, MISSOURI, a municipal corporation, through its Municipal Auditorium Board of Governors represented in the entering of this contract by the Municipal Auditorium Manager, hereinafter designated as the Lessor, party of the first part, and

of boxes, four boxes, if the performs Mr. Louiset C. Allen, Manager of the Municipal

agent or representive of

National Collegiate Athletic Association of the United States

minicipal Auditorium, shall have the right to select from the entire list

party of the second part, hereinafter designated as lessee,

MILNESSELH: emises which vitiate or increase the premiums on the policy or policies of insurance need by the Lessor on its building, of which said premises are a part.

That the party of the first part, the Lessor, Kansas City, Missouri, in consideration of the covenants and agreements herein contained, and of the faithful performance of the Lessee of all such covenants and agreements hereby grants unto said Lessee the right to use

for damages for such injuries, and agrees to indemnify and hold harmless the Lessor against any

said binding and premises and the Lessee covenants and agrees to make no claim against the Lesser covenants

by or with the consent of any person acting for or in behalf of said Lessee, and said Lessee agrees to

assumes full responsibility for the character, acts and conduct of all persons admitted to said premises

Arena on March 22, 23, and 30, 1940

of and in the building in Kansas City, Missouri, known as the Municipal Auditorium, with such special arrangements as are here set forth

That if said premises or any portion of said building during the term of this lease shall be

of said premises without the approval oCustomark pasket pallinet no said premises or any other portion

with only such additional space as may be designated by the Manager of the Municipal Auditorium, for the term of commencing at . M. o'clock on the day of . M. o'clock on .

of said building in such manner as to injure, deface or destroy the same, nor such manner as

no bills, signs or other articles shall be pasted or otherwise attached to any part of the maner of the pasted of salters.

, and terminating at , and ter

Basket ball tournament

The Lessor further agrees:

- 1. To permit the Lessee, upon the faithful performance of the terms of this lease, peaceably and quietly to have, hold and enjoy the use of said premises for the purposes and for the term aforesaid, accidents and unavoidable delays excepted.
- 2. To furnish, at the Lessor's expense, reasonable heat for the said premises for the purposes aforesaid, accidents and unavoidable delays excepted.
- 3. To furnish, at the Lessor's expense, light for ordinary use only, for said premises, when and as required in the reasonable opinion of the Manager of said building, for the purposes aforesaid, accidents and unavoidable delays excepted.
- 4. To furnish water from the Kansas City Water Works by means of the regularly installed appliances for ordinary toilet and drinking purposes only, accidents and unavoidable delays excepted.

Both the Lessor and the Lessee agree and understand that if a flat rate is to be paid for the rights

Municipal Aheliorium Manager

5. To furnish standard tickets, ticket sellers, ticket takers, and ushers.

\$300 per day

1. To pay to the said Lessor for its rights under this Lease and Agreement

National Collection Value Value Agreement

National Collection Value Value Agreement

National Collection Value Valu

The Lessee hereby covenants and agrees: