the end of said term in the same condition as at the date of the commencement of this contract and lease, ordinary use and wear there COV dx dep Ed Act Lesse Vide adribed adribed Beand recognizes that certain

by or prescribed by the Lessor, for the government and management of said building; to take the proper care This Agreement, Made on the 11th day of march lines and March line to time and 1942 by and between the City of Klansas City, Missouri, a municipal corporation, represented in the entering of this contract by the Municipal Auditorium Director, hereinafter designated as the Lessor, party of the first part, and

of the demised premises during said term; to quit and surrender up said demised premises to the Lessor at

to select from the entire list of available seatab. Lowles ander Wiston of his own choice, all said boxes.

the Advisory Board of the Municipal Auditorium, through the Director of the Auditorium, shall have the right adeut or tebresentative of Manicipal Auditorium, and if given anywhere else in the Municipal Auditorium, then

that the Advisory Board of Director of Physical Education, University of Kansas.

to any other matter which is usual and customary in the managing and regulating of said building, burther, party of the second part, hereinafter designated as Lessee, but bose of making necessary inspections of aftend

its building, of which said premises are a part.

MILNESSELHine Advisory Board of the Municipal Auditorium and the Municipal Auditorium Director and

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 and occupy the

and hold harmless the Lessor against any claim for damages of such character, either to the Lessee or to

anyone who shall present from them or him in writing a proper statement that that person is to be admitted,

ants and agrees to make no claim against the Viceus coulaines quarches Lind 1045 to indemnify of any nature to persons or property received in or about said building and premises and the Lessee coven-

person againg for or in behalf of said Lessee, and said Lessee. of the Municipal Auditorium Building, situated at 13th & Wyandotte Sts., Kansas City, Missouri, for the tollowing and no other barbose, to mit ieir present condition. The Lessee hereby assumes full responsibility

police force to maintain order and protect persons and property. The Lessor assumes no hability for injury

by the act, default or negligence of the Lessee, the street and the Lessee, th

4. That if said premises or any portion of said building during the term of this lease shall be damaged during the hours and upon the dates hereinafter specified, to wit:

SEL nbure, delace of destroy the same, nor shall any signs, bills or other articles be in any manner attached to the exterior cast omath parket part he set in said premises without the approval of the Director

and will not make nor allow to be made any lies bloom of any lind terein; that no bills, signs or other articles shall be pasted, nailed or otherwise attached to any part of the interior of said building in such manner

OBENGLOnd will not drive or permit to be driven, nails, hooks, tacks or screws into any part of said building ball be in anything to be done whereby the said premises shall be in any manner injured, married or 3. That said Lessee shall not injure, nor mar, nor in any manner deface said premises, and shall not

violation of law. KEMOAKES, and will not do nor suffer to be done anything on said premises during the term of this lease in partment and other municipal authorities of Kansas City, and will obtain and pay for all necessary permits. with such special arrangements as are here set forth and requirements of the Police Department and Fire De-

Lessor. contract, and shall be considered a violation of the whole contract, rendering it voidable at the option of the Auditorium Director. A violation of this clause is agreed and understood to be against the essence of this in any other form, paper, or manner shall be done by the Lessee without the actual and specific consent of the Director agrees to, and no billing, distributing or advertising of any kind whatsoever in the newspapers, or advertising, and shall advertise only in such papers and by such means and in such a manner as the Auditorium I. The party of the first part will not advertise any performance, exhibition, attraction, or public display Lue Fessot further agrees: mission of the Director of the auditorium as to the means and manner of such

- 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.
- of by 5. To furnish, at the Lessor's expense, reasonable heat for the said premises for the purposes aforesaid, none of that all and each of vided for by this contract and lease, it being distinctly understood and agreed, none of that all and each of accidentspand anavoidable delahalexcebtequaloyees of said Lessee who may be called in, either by said Lessor money to pay the costs of stage hands, musicians, ushers, door men, ticket takers, spot light operators, motion
- 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 Director of said building, for the purposes aforesaid, accidents and unavoidable delans 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. use and from such money shall be entitled to take therefrom such such as is necessary to pay the max of tayes
- persp5. To furnish standard sets of reserved seat tickets, stophandle the pro advance sale of tickets, eto provide the customary basketball au s any other kind change et al. the Lessee claims to be exempt from any such tax the Lessee shall in advance obtain in waiting a state of the lessee claims to be exemption from the proper governmental branch and present such state et and in the resent of state et and in the resent of state et and in the proper governmental branch and present such state et and in the proper governmental branch and present such state et and in the lessee claims to be exemption from the proper governmental branch and present such state et and in advance.

taken in, which are required to be paid, whether in the nature of a sales tax, amusement tax, privilege tax or under this contract and lease, then the Lessee is to pay all municipal, state and federal taxes upon the receipts Both the Lessor and the Lessee agree and understand that if a flat rate is to be paid for the rights of the Lessee

recelpts after deduction of federal and state taxes, to be paid at the time this contract is signed, plus 20% of all gate 1. To pay to the said Lessor for its rights under this Lease and Agreement the sum of \$1.00 es