the end of said term in the sCONITEBACLESSEVED and recognizes that certain ordinary use and wear thereCONITEBACTESSEVED and recognizes that certain of the demised premises during said term; to quit and surrender up said demised premises to the Lessor at by or prescribed by the Lessor, for the government and management of said building; to take the proper care This Futbement of Wade contpoer 16 shall day of December possession and control of the 1842. by and between the City of Kansas 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 number of seats of his own choice, all said boxes to select from the entire list of available seats the Advisory Board of the Municipal Auditorium, through the Director of the Auditorium, shall have the right Dr. ud burich, wir suiven anywhere else in the Municipal Auditorium, then agent or representative of ve the right to select from the Director boles bule a bule Equagration ice, exhibition or display is barth of the second bart, because the designated as ressee, purpose of making necessary inspections or attend to any other matter which is usual reast to a knowledge of knowledge of the Municipal Auditorium, shall that the Advisory Board of the Municipal Auditorium, shall that the Advisory Board of the Municipal Auditorium, shall that the Advisory Board of the Municipal Auditorium, shall that the Advisory Board of the Municipal Auditorium, shall that the Advisory Board of the Municipal Auditorium, shall that the Advisory Board of the Municipal Auditorium, shall that the Advisory Board of the Municipal Auditorium, shall that the Advisory Board of the Municipal Auditorium, shall that the Advisory Board of the Municipal Auditorium, shall that the Advisory Board of the Municipal Auditorium, shall that the Advisory Board of the Municipal Auditorium, shall that the Advisory Board of the Municipal Auditorium, shall that the Advisory Board of the Municipal Auditorium, shall that the Advisory Board of the Municipal Auditorium that the Municipal Audi

MILUESSELH; he Advisory Board of the Municipal Auditorium and the Municipal Auditorium Director and ing, 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 and occupy the

and hold harmless the Lessor against any claim for damages of such character, either to the Lessee or to ants and agrees to make no claim against the Lesso Vicuarha December 158 -- 30rd 1843 to indemnify

person acting for or in behalf of said Lessee, and said Lessee agrees to have on hand at all time sufficient of the Municipal Auditorium Building, situated at 13th & Wyandotte Sts., Kansas City, Missouri, for the tollowing and no other barbose, to mit;

and will not make nor allow to be made any alterations of any kind therein; that no bills, signs or other

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

of any nature to persons or property received in or about said building and premises and the Lessee coven-

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

by the act, default or negligence of the Lessee, or Basketpajejs asme employees, patrons, guests or any

during the hours and upon the dates hereinafter specified, to wit:

SEL Abur Castomara, pasketpallr set-absigns, bills or other articles be in any manner attached to articles shall be pasted, nailed or otherwise attached to any part of the interior of said building in such manner

barric permit anything to be done whereby the said premises shall be in any manner injured, marred or obe Loand will not drive or permit to be driven, nails, hooks, tacks or screws into any part of said building That said Lessee shall not injure, n. 100r. B. M. to Tri20 de We said premises, and shall not

and licenses, and will not do nor suffer to be done anything on said premises during the term of this lease in BEWONYfrid other municipal authorities of Kansas City, and will obtain and pay for all necessary permits

violation of law.

with such special arrangements as are here set touth 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 Auditoriund play except with the specific permission of the Director of the auditorium as to the means and manner of such

Lye Tessot farther agrees: part will not advertise any performance, exhibition, attraction, or public dis-

- 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 nuavoidaple delaasexcepted ees are and remain employees of the Lessee herein solely, and the Lessor is in no vided for by this contract and lease, it being distinctly understood and agreed, however, that all and each of
- 2. To furnish, at the Lessor's expense, reasonable heat for the said premises for the purposes aforesaid, accidents and muanoidaple delahs excepted, ployees of said Lessee who may be called in, either by said Lessor 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 qejahs excepted; said tax of taxes, and then from the remaining amount the parties hereto take their specified part has a general lien over all such money taken in with the right to take from such money such sum as is
- 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.
- 5. To furnish Sets of reserved seat tickets, to handle the advance sale anch statement to the of tickets ato provide the customary basketball set-up in opisio in Milling a athe Arena and to furnish ticket sellers, sticket takers any other kind of a ta**sug**d naperasee claims to be exempt from any such tax the Lessee shall 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

taken in at box office, pass 10% of recipts taken in thereafter. 1. To pay to the said Lessor for its rights under this Lease and Agreement 50% of the first \$500.00

The Lessee hereby covenants and agrees: