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 CONALD WE Lesse Will admit WE End 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 Full Stantant, Wade on the loss shall day of times be in the possession and control of the lossof.

This Full Stantants to abide by and cliffing to all rules and Walations from time to time addited 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 to select from the entire list of available seats D. Borrest, Chby Jerseats 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 Municipal Auditorium, and if given anywhere else in the Municipal Auditorium, then have the right to select from the entire list of Dilector of Luna region Education and Lasith of Rausas. that the Advisory Board of the Municipal Auditorium thromab he Director of the Municipal to any other matter which is usual and customary in the managing and regulating of said building. Further, party of the second part, hereinafter designated as Lessee, but bose of making necessary inspections or attend anyone who shall present from them or him in writing a proper statement that person is to be admitted, MILNESSELHthe Advisory Board of the Municipal Auditorium and the Municipal Auditorium Director and 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 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 Whole fou destrugate same in 30 and indemnify of any nature to persons or property received in or about said building and premises and the Lessee covenpolice force to maintain order and protect persons and property. The Lessor assumes no liability for injury 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 Mitheir present condition. The Lessee hereby assumes full responsibility person admitted to said premises by Lessee, Lessee will pay to the Lessor upon demand such sum as shall be 4. That if said premises or any portion of said building during the term of this lease shall be damaged by the act, default or negligence of the Lesse Board Paril essere agents, employees, patrons, guests or any during the hours and upon the dates hereinafter specified, to wit: SEL no charte pasketpary arrangements of said premises of said building in such manner the exterior walls of said premises or any other portion of said premises without the approval of the Director and will not make nor allow to be made any alterations of any kind therein; that no bills, signs or other OBENGLOnd will not drive or permit to be driven, nails, hooks, tacks or screws into any part of said building babric permit anything to be done whereby the said premises shall be in any manner injured, marred or 3. That said Lessee shall not injure, nor mar, nor in any manner deface said premises, and shall not violation of law. KEWOAVES, and will not do nor suffer to be done anything on said premises during the term of this lease in artment 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 Lye Tessor tather agrees: part will not advertise any performance, exhibition, attraction, or public display Lye Tessor tather agrees: part will not advertise any performance, exhibition, attraction, or public display Lye Tessor tather 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 nuahoidaple delahs excepted. es are and remain employees of the Lessee herein solely, and the Lessor is in no or by 5° at Lo thruish, at the Tessor, a exbense Leasonaple heat tor the said bremises tor the barboses atoresaid, vided for by this contract and lease, it being distinctly understood and agreed, however, 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. said tax or taxes, and then from the remaining amount the parties hereto take their specified Part has a general tien over all such money taken in with the right to take from such money such sum as is for ordinary toilet and drinking purposes only, accidents and unavoidable delays excepted. The believes use and from such money shall be entitled to take therefrom such sum as is necessary to pay the tax or faxes pereps. In To furnish standardusets of reserved seat tickets ito handle the advance sale of tickets, to provide the customary besketball set up in the Arena and to furnish obtain inticket selfershitticket takersh augunspersh the proper governmental branch and present any other kind of a tax, and if the Lessee 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

deduction of Federal and State taxes,

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

The Lessee hereby covenants and agrees: