

land fully insured against loss or damage by fire for their full insurable value in some Insurance Company to be approved by the Company, and will pay all premiums and sums of money necessary for such purpose as the same shall become due and provide that the loss under any policy issued in respect thereof shall be payable to the Company, and shall he neglect to keep the said buildings insured as aforesaid, or pay the said premiums, or deliver renewal receipts at the office of the Company at the City of Calgary aforesaid at least two days before the day on which the premiums shall be payable, then the Company may insure the said buildings, and all monies expended by the Company in so doing with interest at the rate of six per cent. per annum, computed from the date of advancing the same, shall be paid forthwith by the Purchaser to the Company, and in the event of any loss or damage by fire to the said buildings the Insurance monies received by the Company may be applied in or towards substantially rebuilding or reinstating the said buildings or towards payment of the amounts due to the Company under and by virtue of the terms and provisions of this Contract.

12. That he will regularly and duly pay all such rates, taxes and assessments as may be lawfully imposed upon the said land or the said improvements, and if the Purchaser or the approved Assignee, as the case may be, shall fail to pay the said rates, taxes and assessments, the Company may on behalf of the Purchaser or approved Assignee pay the same, and the amount so paid shall be payable forthwith to the Company by the Purchaser, his legal representatives or assigns, with interest at the rate of six per centum per annum from the date of such payment being made by the Company.

13. That he will cut no wood or timber from the said land, except a sufficient quantity for fuel and fencing, for actual and necessary use thereon and for buildings to be erected thereon.

14. That any and all monies paid by the Purchaser to the Company may be appropriated by the Company at its sole discretion to any one or more debts due and owing by the Purchaser to the Company at the date of payment.

15. That if the Purchaser, his legal representatives or assigns shall pay the several sums of money aforesaid punctually at the several times above fixed, and shall in like manner strictly and literally perform all and singular the aforesaid conditions, then he, his executors, administrators or assigns approved as hereinafter provided, upon the surrender of this Contract and the execution by him or them of such transfer, shall be entitled to a transfer, conveying the said premises in fee simple freed and discharged from all encumbrances, but subject to the reservations, limitations, provisoes and conditions contained and expressed in the original grant from the Crown, and excepting and reserving thereout and therefrom all mines and minerals (which, without restricting the generality thereof, shall be deemed to include all gas and petroleum) belonging to the Company which may be found to exist in, upon or under the said land, together with full power to the Company, its successors and assigns, to work the same, and for that purpose to enter upon and use and occupy the said land or so much thereof and to such an extent as may be necessary for the effectual working of the said mines and minerals, and the quarries, pits, seams, veins and areas containing the same, and also reserving to the Company, its successors and assigns, the right at any time within ten years from the date of the final payment of principal, as fixed by this contract, to take and acquire a strip of land one hundred feet wide, or so much of the said strip or strips of land as may be within the said described land, to be used for right-of-way or other railway purposes, whenever any line of railway owned, leased or operated by the Company, its successors or assigns, is or shall within the said period of ten years, be located on or over or within fifty feet of the said lands. Provided always that the Company, its successors or assigns, in addition to paying the actual value of any buildings or improvements on the said land affected thereby, shall pay for the land so taken or acquired for right-of-way or other railway purposes as aforesaid a sum per acre equal to the price per acre paid therefor to the Company by the Purchaser.

16. That the Purchaser will pay all taxes lawfully imposed in respect of the said lands, or the value thereof, which may be payable upon the Trans-