

STATE OF OKLAHOMA

SS

COUNTY OF TULSA

BUILDING LEASE.

THIS INDENTURE OF LEASE, made in duplicate, this 7th. day of June, 1926, by and between Cynthia T Aaronson, of the first part, and the Board of County Commissioners of the County of Tulsa, State of Oklahoma, of the second part, as follows, that is to say:

That the party of the first part for and in consideration of the rents covenants and agreements hereinafter contained, by her to be kept and performed, does by these presents, demise, lease and rent for the period of one year from the 1st. day of July, 1926 to and including the 30th. day of June, 1927, and for the same consideration, with the right and privilege of party of second part of renewal, and the use and occupancy of the premises hereinafter described for the period of one year from the expiration date hereof, as well as the option, right and privilege, and for the same consideration of renewing the term hereof from year to year thereafter, not exceeding the full term of five years from July 1st. 1926 of the following described premises, to-wit:

The West (W) part of the second floor of the Court Arcade Building, the same being on the corner of Sixth Street and Boulder Avenue, in the City of Tulsa, comprising four (4) court rooms, four (4) judges' chambers, two (2) court reporters' rooms, clerk's office and vault as shown by the shaded portion of the second floor plan of the said building, hereto attached, marked Exhibit "A", and made a part hereof

The party of the second part for and in consideration of the use and possession of the premises described, in manner and form as aforesaid, hereby agrees to pay to the party of the first part the full sum of seventy two hundred (\$7,200.00) Dollars, said sum to be paid in the following amounts, and at the times designated, to-wit:

On the 1st. day of July, 1926, the sum of Six Hundred (\$600.00) Dollars, and a like sum on the first day of each and every month thereafter until the full sum of Seventy Two Hundred (\$7,200.00) Dollars has been paid.

And it is agreed said monthly rental and payments thereafter to be as hereinabove stated during the time herein provided for, not exceeding five (5) years from July 1st. 1926.

Party of the second part agrees to keep and maintain all portions of the building hereinabove described in as good a state of repair as when taken possession of, natural wear and tear excepted, and to hold said party of the first part free from any and all expense in the maintenance and occupancy of the said building, including bills for lights, renewal of lamps and globes, as well as janitor service, but party of the first part at her own expense agrees to suitably and adequately heat the portion of the building herein leased and let, and to provide running water therein at all times, likewise the lighting fixtures, including chandeliers, for the lighting of the premises hereinabove described.

It is likewise understood and agreed that time is the essence of this contract, and should party of the second part for any reason fail to include in its estimate of expenditures and submit the same to the Excise Board for the purpose of creating funds sufficient to pay the rentals herein provided for from year to year during the term of this agreement, party of the first part may at her option consider this agreement as terminated, and second party agrees to surrender the peaceable possession of the premises herein leased upon demand.

And finally, it is understood and agreed that the property herein let and leased is to be used for the Court of Common Pleas as herein set out, and because of that fact it is understood and agreed that nothing herein shall be construed to exempt any portion of the premises hereinabove described, or of the building in which said premises are located, from taxation under the laws of the State of Oklahoma, and it is the understanding of the parties hereto that should the portion of the building hereinabove leased be destroyed by fire, or other cause, that fact or event will work a termination of this lease, and all obligations to pay rentals thereafter.

IN WITNESS WHEREOF, the party of the first part has hereunto set her hand and these presents have been executed by the Board of County Commissioners of the County of Tulsa, by the Chairman, by Resolution duly authorized and attested by the County Clerk who affixes his seal hereto.

Cynthia T Aaronson, Party of the First Part.

Board of County Commissioners of the County of Tulsa, State of Oklahoma.

ATTEST: O G WEAVER, County Clerk.

By: J S Shaver, Chairman.

Motion was made by Mr. North, seconded by Mr. Hedgecock, that Claims Numbered as follows, be allowed in the amounts set opposite:

110946	\$5.90) Favor of Nannie Saxon Bell
110947	10.70	
111119	4.50	
111120	4.30	
111140	1.40	Favor of E P Huff.