

July 16, 1945

Party of the second part further agrees to keep all plumbing in a good state of repair at its own expense, during the life of this lease, and to keep all sinks, basins, and toilets and other portions of said premises in a clean and sanitary condition, and agrees to keep all water, gas and electric bills issued against the said premises, during the life of this lease, paid promptly, so as to keep the said party of the first part and the said premises in good standing with the corporations furnishing the same, And that it will not cause or permit any accumulation of waste on or adjacent to said premises, if same shall accumulate party of second part will pay any expense for the removal thereof.

Party of the second part further agrees not to assign the lease, or sublet the premises, or any portion thereof.

The party of the first part shall not be liable for any damage to the goods, fixtures or belongings of the said party of the second part, caused by gas, smoke, water, rain or snow which may leak into, issue or flow from any part of the said building, of which the premises hereby leased are a part, or from pipes or plumbing of the same, or from any other quarter.

Party of the second part further agrees and covenants not to use the said premises for any unlawful purposes, in violation of the statutes of the State of Oklahoma, or the ordinances of the City of Tulsa, and further agrees to comply with all the ordinances of the City of Tulsa now in force or which may hereafter be passed, during the life of this lease.

Party of the second part further agrees to make all repairs, at his own expense, to the interior of said building, including papering or re-papering of any portion of said building, but it is understood and agreed that party of the second part shall not make any alteration in the interior arrangement of said building, of a permanent nature, without the written consent of said party of the first part.

It is further understood and agreed that the premises herein leased will be used for Government purposes only and for no other object or purpose without the written consent of said party of the first part.

It is agreed between the parties hereunto that time is the essence of this contract and upon the failure of the second party to pay the rentals on the dates hereinbefore specified or to otherwise comply with any of the terms and conditions of this lease, then the party of the first part may, at his option, declare this lease void and at an end, and re-enter and take possession of said premises without notice, said second party hereby waiving any such notice of his election so to do.

No changes or alterations shall be made to said property by party of the second part, without the consent of the first party, and, if made, the same shall remain as a part of the property and shall not be removed by party of the second part.

No signs advertising sales of any kind shall be attached to said property, nor shall the view to the show windows be obstructed by signs in any manner.

No verbal contract or agreement made by either of the parties hereto or their agents or employees shall be binding on either party, during the term of this lease.

No intoxicating liquors or beer of any degree of strength shall be sold or kept on the premises during this lease contract.

It is agreed that this lease may be terminated by either party serving the other party with a notice of cancellation, in which event, the lease shall terminate ninety days after the service of such notice.

The covenants and agreements of this lease shall extend to and be binding upon their heirs, executors or assigns of the parties heretof.

IN WITNESS WHEREOF, The parties hereto have hereunto set their hands the day and year first above written.

(Signed) Gentry Lee and Wilma Elliott Lee

(Signed) J. B. Gray, Chairman
Board of County Commissioners,
Tulsa County, Oklahoma

Motion made by Commissioner Greer, seconded by Commissioner Bailey, that the appointment of Mrs. H. L. Green as part time Deputy in the office of the County Clerk at \$5.00 per day, effective July 16th, 1945. Upon roll call all members voting in the affirmative, motion was by the Chairman declared carried.