

WHEREAS, CORPORATION has been organized as an educational, benevolent, and charitable corporation, and not for financial gain, and no financial gain shall ever accrue to any member of the Board of Trustees of said CORPORATION, and was further organized, among other purposes, for the purpose of the delivery and holding of lectures, exhibitions, and public meetings, calculated directly or indirectly to improve and develop the capabilities of the individual and to disseminate information beneficial to the community, and to encourage the development of agriculture, horticulture, and the raising of livestock, and exhibiting to the peoples of Tulsa County and its environs the progress being made therein;

NOW, THEREFORE, for and in consideration of \$1.00 and other valuable considerations paid by CORPORATION to BOARD, the receipt and sufficiency of which is acknowledged, BOARD does, by these presents, lease and let to CORPORATION, for a term of 10 Years from the date hereof, the following described premises, towit:

The East Half of the Southwest Quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$ ) and the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Nine (9), Township Nineteen (19) North, Range Thirteen (13) East, Tulsa County, State of Oklahoma, except that portion south of 15th Street bounded by an extension of Quebec and Sandusky Streets for a distance of 350 feet.

together with the buildings, equipment, and facilities of Tulsa County, located thereon, a more minute description of which is contained in the inventory attached hereto, made a part hereof by reference, and marked Exhibit "A" for identification.

The Lease hereby granted is further conditioned upon the following express terms:

1. This Lease is subject to all other valid and subsisting leases heretofore made covering all or any portion of the premises or property above described, which such leases may be of record or shown upon the minutes of the Fair BOARD, heretofore existing, or upon the Journal recording the granting of such leases maintained by the Board of County Commissioners of Tulsa County, Oklahoma.

2. This Lease is subject to the right of Tulsa County at any time to use, occupy, and improve any portion of the unimproved premises by the construction thereon of additional buildings for appropriate public purposes. If Tulsa County does improve any portion of the unimproved premises, the parties agree that such portion of the premises as is so improved by Tulsa County shall not be subject to the terms of this Lease and CORPORATION shall have no interest therein.

3. When present insurance expires on expiration date of present policies, CORPORATION is to keep all buildings, improvements, and appurtenances upon said premises which is the property of Tulsa County insured at all times during the period of this lease against the hazards of fire and windstorm and all other hazards as are usually covered by fire and windstorm policies, and to pay the premiums therefor, such insurance to be in a sum which will adequately protect Tulsa County and its investment therein. The Proceeds from any such policies shall be used by CORPORATION and BOARD immediately or as soon as it can expeditiously be done, for the repair or construction of improvements.

4. CORPORATION will at all times pay all cost of light, gas, water, electricity for power, and all other costs or services afforded by public utilities to CORPORATION.

5. CORPORATION will construct and maintain streets, walks, and other facilities to assure all-weather use for travel necessary among and about the various improvements now located or to be located upon the above described premises.

6. CORPORATION will at all times prevent said premises or the improvements thereon from being subjected to mechanic's or materialman's liens by reason of work on labor performed or material furnishes in the improvement, repair, or construction of improvements of said premises, and CORPORATION will not mortgage or otherwise encumber any property now situated on said premises.

7. CORPORATION agrees at all times during the term of this Lease, and any extension thereof, to properly protect BOARD and Tulsa County against all damage or liability by reason of CORPORATION'S operation under the terms of this Lease.