

1651

COMPARED

P.D.M.
P.L.
C.C.
L.L.

M. R. Slaughter,

To

Lease

L. Rardin & Co

United States of America

Indian Territory.

Western District.

SS

This contract made on this nineteenth (19th) day of November, A.D. 1906
Witnesseth: That M. R. Slaughter, party of the first part has this day leased to J. L. Rardin and Frank Wade, doing business under the firm name of L. Rardin and Company, parties of the second part, in consideration of the covenants of the parties of the second part hereinafter set forth, the following property to-wit:

The North half, Sixty (60) feet of Lots Two (2) and Three (3) in Block number Fifty-nine (59) in the City of Tulsa, in the Western District of Indian Territory, together with the improvements situated thereon, being all of that part of the interest of First Party in said Block Fifty-nine (59) not heretofore on this day leased to R. C. Rebholz and H. O. Long and including such part of said interest of First party in said Block Fifty-nine (59) as is now covered by the estate now occupied by said Second Parties.

This lease to commence on the First day of December, A.D. 1906 and to end on the First day of December A.D. 1907.

And the said parties of the second part in consideration of the leasing of the premises as above set forth covenant and agree with the party of the first part to pay the party of the first part as rent for said property the sum of six Hundred Dollars (\$600.00) per year, payable as follows: Fifty Dollars on the first day of December, 1906 and Fifty Dollars on the first day of each month thereafter until said six Hundred Dollars (\$600.00) is fully paid; and to secure the payment of said sum the parties of the second part agree with the party of the first part to give him a lien upon all property they have or may have upon said property above described; said parties of the second part further covenant with the party of the first part that at the expiration of the time mentioned in this lease, peaceful possession of the above described premises shall be given to the party of the first part in as good condition as they are now, the usual wear, inevitable accident and loss by fire excepted; and that upon the non-payment of the whole or any part of the said rent at the time when the same is above promised to be paid the said party of the first part may at his election, either distrain for said rent due or declare this lease at an end and recover possession as if same was held by forcible detainer; said parties of the second part hereby waive any notice of such election or demand for the possession of said premises;

It is further agreed by and between the parties hereto that second