

No 4036.

Contract of Lease.

This contract made and entered into between Mrs. G. E. Petrick and J. L. Dowling, both of Tulsa, Indian Territory;

Witnesseth: That the said Mrs. G. E. Petrick, for and in consideration of the sum of thirty-seven (\$37.00) Dollars, cash in hand paid, by J. L. Dowling, being one month's rent in advance, the receipt whereof is hereby acknowledged; and for the consideration hereinafter set forth, hereby contracts and agrees to build and erect a dwelling house on the west side of South Detroit Street between Seventh and Eighth streets, in the City of Tulsa, Indian Territory, and to lease the same to the said J. L. Dowling, for a term of one year, from the date of its completion, with the privilege, at the end of the year, of renting the property at the same rental, as long as the property remains in possession of the said Mrs. G. E. Petrick.

It is agreed that said residence shall be a two-story dwelling and that it shall contain not less than nine rooms, including a bath room, equipped with tub, closet and basin, and connected with sewer, said house to have a cellar under one room.

Said house to be completed within two months from this date, or as soon thereafter as is practicable.

Said J. L. Dowling is to pay, as and by way of rent for said residence, the sum of thirty-seven (\$37.00) Dollars per month, payable on the first of each and every month, in advance.

In the event that the said J. L. Dowling shall remove from the City of Tulsa before the expiration of said term of one year, he shall be permitted to sub-lease said house for the remainder of said term.

The said residence is to be piped for gas and water and to be duly connected with the gas and water mains, and a gas fixture is to be provided in each room.

The said J. L. Dowling agrees to take good care of the property and return it in good shape except natural wear.

The water rents are to be paid by the said Mrs. G. E. Petrick said house to be a good substantial modern residence.

Witness the hands and seals of the parties hereto, this 10th day of March 1907, at Tulsa, Indian Territory.

Mrs. G. E. Petrick, seal
J. L. Dowling seal.