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agreement

This agreement made and entered into on this 15th day of April 1906 by and between Jesse L. Brown of Tulsa Indian Territory party of the first part hereinafter called Lessor, and Dan Hunt of Tulsa Indian Territory party of the second part hereinafter called Lessee

Witnesseth the party of the first part does hereby let lease and demise unto the party of the second part the first floor of her building located on Main Street on Lot No four 4 in Block one hundred Forty (140) original town of Tulsa Indian Territory said store room known as No — Main Street for the term of two (2) year commencing April 15th 1906 and expiring April 14th 1908

The party of the second part agrees to pay as rent for said store room the sum of Nine Hundred Dollars ($900.00) annually payable in time and manner as follows to wit; — Seventy five ($75.00) dollars to become due and payable on the 15th day of each and every month commencing on April 15th 1906. The party of the second part agrees to use said store room for Dry goods and a General Merchandise Business exclusively, and not to sublease without the written consent of the Lessor. Said Lease can only be transferred to Hunt's successor if party is responsible and in case of default in any payment for a period of ten (10) days, to surrender said lease at the option of the lessor.

The said lessor covenants for the lessee the quiet enjoyment of the said term and that if said room shall be so injured by fire, as to render the same untenantable this lease shall be determined.

The lessor covenants to pay the rent in the manner above stated, and that he will leave the premises in good repair necessary wear and tear excepted. That the