

The second party shall have the right to equip said room with such fixtures as he may desire and shall have the privilege of removing same, together with such interior improvements as he may construct therein at the expiration hereof; providing he shall replace the opening in said archway in a good and substantial manner and equip the said room with shelves so that the same will be in a good condition at the expiration of said lease as at the beginning thereof, allowing for reasonable wear and tear.

Provided always that the second party his successors and assigns shall pay as rents therefor the sum of twenty five Dollars per month payable monthly in advance and should default be made in the payment of any installment of rent for a period of ten days after the same shall become due the first party may terminate the tenancy hereby created without notice or process of law.

The first party guarantees to the second party his successors and assigns the quiet and peaceable enjoyment of said premises during said term and should the same be so injured by casualty as to render the same untenable the lease shall be determined; that said premises shall only be used for merchandising and the second party his successors and assigns shall pay all ^{bills} for water, gas and electricity used on said premises during said term.

The second party further agreed to occupy the said premises in a careful and orderly manner and to surrender peaceable possession thereof to the first party or his proper representative at the termination of this lease. In witness hands at Tulsa Oklahoma Territory the day and year first above signed.

Witnesses

For the first party
John H. Hunt second party

Filed for record May 14 "07
Clark & Co. Notary Public