No. 717.

P. O. M.
P. I. 221
P. L.
C. L.
C. B.
C. I.

The First National Building Company
by W. P. Moore, its Secretary & Treasurer of
Tulsa, Indian Territory.
to the
United States of America, by
Frank H. Hitchcock, Acting Postmaster General.

Rental Contract

This Indenture, made the 1st day of August, A.D. 1906, between The First National Building Company, by W. P. Moore, its Secretary and Treasurer, of Tulsa, District 8, Indian Territory, party of the first part, and the United States of America, by Frank H. Hitchcock, Acting Postmaster General, of the said United States, party of the second part,

Witnesseth:

That the said party of the first part, in consideration of the rents and covenants hereinafter contained, on the part of the party of the second part to be paid, kept, and performed, hath granted, demised, and leased, unto the said party of the second part, and by these presents doth grant, demise, and lease unto the said party of the second part,

All that certain room, forty-eight feet (48') by fifty-four feet (54'), inside measurement, on the first floor, with a safe, 8' x 10', in the basement underneath, of the five-story and basement brick premises, known as the "First National Bank Building", situated on the North side of West Second Street, between Main street and Boulder avenue, (with a 20-ft. alley on the West side) on Lots 11 and 12, of Block 90, in — Tulsa, District 8, Indian Territory; Said room fitted and supplied, by the said party of the first part, with a complete equipment of boxes, fixtures and furniture, (including City and Rural free delivery furniture when necessary) together with satisfactory heat and light, a fire- and burglar-proof vault, the requisite water-closets, urinals, waters, etc., and having all of the ways of ingress and egress, with all of the rights and privileges, thereunto belonging, for the use of the United States, as and for a Post Office at — Tulsa, District 8, Indian Territory, aforesaid, for, during, and until the full end and term of ten years then next ensuing, from and after the Sixth day of February, A.D. nineteen hundred and six, or to such part of said term as the office shall be entitled to an allowance for rent, provided Congress shall make the necessary appropriation from year to year, or authorize the payment of such rental, and subject to termination as hereinafter provided, and the said party of the second part yielding and paying therefor, unto the said party of the first part, its officers, their successors in office, or assigns, from and after the said sixth day of February, in the year nineteen hundred and six, during the time of occupation by the United States of the said premises under this lease, rent at the annual rate, of Nine hundred dollars ($900.00), in quarter-yearly payments, to wit: On the first day of April, July, October and January, in each and every year during such occupancy, to be made at the Post Office in Tulsa, Indian Territory, out of the revenues of said office, subject to the necessary appropriation from year to year as aforesaid, or otherwise as may be provided by law.

The said party of the first part hereby covenants and agrees for itself, its officers, their successors in office, and assigns, to pay all taxes and assessments of every nature, including water rates, that may be levied or assessed on said premises during the term aforesaid under this lease, and at its own cost and charge to have this lease duly recorded in the proper Office for Registry of Deeds of the county wherein the premises are situated, within the time required by any law to render it effective as notice; that the said party of the first part, its officers, their successors in office, and assigns, will properly protect said office by iron bars, locks, and other adequate means, from entry by force from the outside thereof, and will at all times keep said premises, including the boxes, fixtures, furniture, and vault, in good repair and condition, to the satisfaction of the party of the second part, and furnish and supply,