

UNRECORDED

No. 428.

S. P. Brooks,

To

Lease.

The Right Way Laundry Co.,

Western Judicial District, Creek Nation, Indian Territory.

This agreement made and entered into this first day of May, 1906, by and between S. P. Brooks of Tulsa, Creek Nation, Indian Territory, party of the first part, and the Right Way Laundry Co., of Tulsa, Creek Nation, Indian Territory, party of the second part; Witnesseth: That the said party of the first part for and in consideration of the covenants to be paid, and performed on the part of the second party as hereinafter specified, has this day let, leased and demise, and does by these presents let, lease and demise unto the said Right Way Laundry Co., the aforesaid party of the second part, the following described premises and the appurtenances thereunto belonging, to-wit: Beginning at a point 60 feet east of the South West corner of Block 74, thence east 45 feet, thence North 120 feet, and parallel with the east line thereof, thence west 45 feet and parallel with the south line thereof, thence North 120 feet and parallel with the west line thereof to the place of beginning, all in Block 74 in the Town of Tulsa, Creek Nation, Indian Territory, according to the approved plat thereof. The term of said lease to begin on the first day of May, 1906, and to continue for a period of Five years, subject to the conditions and restrictions hereinafter specified and set forth. In consideration of said leasing and renting the said party of the second part hereby binds itself, its heirs, executors, administrators, and assigns to pay to the said party of the first part, his heirs, executors, administrators or assigns as a rental for said premises the sum of Forty-two Hundred and Twenty Dollars (\$4220.⁰⁰), to be paid in sixty (60) equal installments of \$70.00 each as follows, to-wit: Each to be paid promptly on the first day of each month in advance commencing on May 1st, 1906, and ending July 1st, 1911, and in case of default of any or either of said monthly payments for a period of fifteen days after they or either of them fall due; then in such event the whole of said remaining installments shall become due and payable, and the said party of the first part at his option shall have the right to demand the whole of said rent unpaid or to declare this lease terminated and the right to enter and take possession of the premises and the property thereon without let or hindrance.

The said party of the second part agrees to take good care of said premises and to repair any damages done to the same through its carelessness or neglect, at its own expense, and at the expiration of this lease to give peaceful possession of said premises to party of the first part in as good condition as the same is now in, reasonable wear and tear excepted. The destruction of the building or said premises by the elements shall work a termination of this lease. The party of the first part is not to be held responsible for any damage done to the contents of the said building by the elements or fire.

Party of the second part shall have the right to remove all improvements made by it on said premises providing the premises are not damaged by reason of said removal, and provided further that property in the value of fifteen hundred dollars shall remain in or on the said premises as a pledge of good faith to party of the first part during the life of this lease unless otherwise the written consent of the party of the first part is first obtained, and provided further that said party of the second part shall not sublet said premises or any part of the same from any person that will increase the moral or fire hazard above what it now is without the written consent of the said party of the first part.

Party of the first part hereby reserves the right and privilege to enter upon said premises for the purpose of repairing, completing, or making additional improvements thereon, providing the same can be done without

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