

Said party of the first part, agrees within 20 days from date hereof, to furnish to said party of the second part a full and complete abstract of title to the said lots 5 & 6 in block 13 of said Hooge Addition to Tulsa, showing his title to them to be perfect, excepting said mortgages, above mentioned, now against said premises and the said party of the second part, agrees to furnish within 20 days from date hereof, a full and complete abstract of title to the said land, the NW 1/4 of section 15, township 18, North, range 2, East, showing perfect title in her to said land, except one certain mortgage of \$500 now against said land.

And it is further agreed that at the expiration of the 20 days above mentioned, or sooner if the titles shall be perfected before that time, the said Hamilton, as agent for all parties hereto, shall deliver to the said party of the first part, the said deed conveying the said Northwest quarter of section 15, township 18, North, range 2 East, and at the same time deliver to the said party of the second part the said deed conveying the said lots 5 & 6 in said block 13 in Hooge addition to the said City of Tulsa, and also deliver to the said party of the second part, the said mortgage for \$560 and that the said delivery of the deeds and the mortgage shall operate as full and complete payment to all parties under this contract.

It is further agreed and understood, that possession of the premises above described, shall be retained by the parties now entitled to the same, but shall be delivered to the parties entitled to the same, under said deeds, respectively, on January 1st, 1908.

It is further agreed and understood that the said Hamilton shall be entitled to his commission, when the said deeds are delivered as aforesaid, but not until then, at which time the said party of the second part agrees to pay to the said C. D. Hamilton, the sum of \$100 cash, as his commission on this transaction.

The party of the second part, further agrees to pay the expense of one car and two passenger fares from Tulsa to Marshall, Oklahoma, for the purpose of transporting the family household goods and stock of party of the first part to Marshall and the said party of the second part further agrees to assist the said party of the first part