

STATE OF OKLAHOMA, }
COUNTY OF PAWNEE. } SS.

BE IT REMEMBERED, That on this day came before the undersigned, a Notary Public within and for said County and State, duly commissioned and acting Floyd R. Thompson, to me well known as the grantor in the foregoing deed, and stated that he had executed the same for the consideration and purposes therein mentioned and set forth, as his free and voluntary act and deed

WITNESS MY hand and official seal as such, this 27th, day of November, A. D. 1908.

Harry E. Pray/

(SEAL) My commission expires Jany. 23, 1912.

Notary Public.

Filed for record Dec. 8, 1908, at 8 A. M.

H. C. Walkley,
Register of Deeds, (SEAL)

COMPARED

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TELEPHONE LEASE.

THIS LEASE, Made this Fifteenth day of January, 1906, by and between R. N. Bynum, of Tulsa Indian Territory, of the first part, and the PIONEER TELEPHONE AND TELEGRAPH COMPANY, party of the second part,

WITNESSETH: That the party of the first part does hereby let, lease and demise unto the party of the second part, its successors and assigns, the following described premises, in the incorporated town of Tulsa, Indian Territory, to wit:

Two additional rooms on the second floor of that part of what is commonly called the R. N. Bynum Building, which is situated on the East Forty (40) feet of the North $\frac{1}{2}$ half of Lot Seven (7) Block One Hundred and Five (105), as per the recorded plat of the City of Tulsa, Indian Territory, with stairway now used in connection therewith. with the appurtenances and privileges thereunto belonging, for the term of a term of the same duration as that of other lease. To commence on the Fifteenth day of January, 1906, and terminate on the First day of December 1914 at the yearly rent or sum of One Hundred and Twenty Dollars, payable monthly in advance, making a total rental of Four Hundred and Eighty Dollars per year with the exclusive right of establishing and maintaining a telegraph, telephone and electric signal office in said room/ during the said term, the said party of the first part to keep the ^{said} premises in a good and tenant able condition during the occupancy of said lessee.

AND IT IS AGREED, that if any rent shall be due and unpaid, or if default shall be made by the party of the second part in any of the covenants herein contained to be by it performed, then it shall be lawful for the party of the first part to re-enter the said premises and to remove therefrom all persons therefrom.

AND THE SAID PARTY OF THE SECOND PART COVENANTS to pay to the party of the first part the rent as herein specified, and that at the expiration of said term it will quit and surrender the premises hereby demises in as good state and condition as reasonable use and wear thereof will permit, damage by the elements excepted.

AND THE SAID PARTY OF THE FIRST PART COVENANTS, that the party of the second part on paying the said yearly rent and performing the covenants aforesaid, shall and may peaceably and quietly have, hold and enjoy, the said demised premises for the period herein mentioned.

And in case the building on the premises shall be destroyed, or be so injured by the elements, or any other cause, as to be untenable and unfit for occupancy, the party of the second part shall not be liable or bound to pay rent to said part of the first part for the same after