

COVENANTS OF FIRST PARTY.

(I) It is further agreed that the party of the first part shall, before the 9th day of Nov 1908, cause said building to be put in such suitable and good condition as to enable the parties of the second part to operate said theater at all times without regard to seasons or conditions of the weather, and to engage attractions of every kind and nature whatsoever

COVENANTS OF SECOND PARTY

And said second party in consideration of the premises herein set forth agrees to pay the party of the first part as rental for the above described premises the sum of \$ 300.00 per month for the first year of the lease and the sum of \$375.00 per month for the remaining four years of said lease . Said sums to become due and payable on the _____ day of each month in advance .

(a) Not to sub-let without consent .

It is further agreed that the party of the second part shall not assign this lease or sub-let the premises or any part thereof, without the written consent of the first party . And it is also agreed that upon the failure to pay the rental or any part thereof as herein provided, or to ^onootherwise comply with the terms and conditions of this lease by the second part, ~~then~~ the first party may declare this lease at an end and void upon the expiration of thirty (30) days after said rentals shall become due and upon given ten (10) days notice in writing before the expiration of said thirty days to the parties of the second part. *e Right of renewal e*

PEACEABLE POSSESSION .

It is further agreed that upon the failure of the first party to comply with the terms and conditions of this lease and to put the parties of the second part in peaceable possession of said premises and to maintain them in such possession without cost or expense to them then the parties of the second part may declare this lease null and void upon giving 10 days notice in writing to the party of the first part .

Witness our hands and seals the date first above written :

SEAL, C.H. Hatcher Jr

SEAL John H Miller

SEAL Geo W White

ACKNOWLEDGEMENT .

State of Oklahoma)
Tulsa County) SS

Before me a Notary Public in and for said County and State personally appeared C.H Hatcher Jr, John H Miller and George W White to be known as the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act ~~and deed~~ for the uses and purposes therein set forth .

In witness whereof I have hereunto set my hand and notarial seal this the 9th day of July 1908.

SEAL.

John H Berry

Notary Public

My commission expires July 29 1911.

Filed for record Jul 9 1908 at 1:25 P.M. H.C. Walkley Reg of Deeds . (SEAL)