

All that certain building known as the Robinson Hotel, situated on the corner of Third and Main Streets, in the City of Tulsa, Oklahoma, except the room in the Northeast corner of said building occupied by the Union Banking & Trust Company; The pool room and the Southeast corner room said property being situated upon lots One and the North 10ft. of Lot 2 and Block 120, in the City of Tulsa, Oklahoma.

TO HAVE AND TO HOLD THE SAME, unto the party of the second part, his heirs, administrators or assigns for the full period of ten years from and after the first day of November, 1908, and the said party of the second part in consideration of the premises herein set forth, hereby agrees to pay to the party of the first part as rental for the above described premises, the sum of \$659.00 per month, payable on or before the first day of each month in advance. Said sum to be payable to the Treasurer of the party of the first part, and in case the Treasurer of the party of the first part, at the time of said payments is not in the City of Tulsa, Oklahoma, or in, or in case the party of the first part is unable to find the said Treasurer, the said payments may be made by depositing the said amount to the credit of the said party of the first part, in the First National Bank, of Tulsa, Oklahoma.

It is further agreed that in case the party of the second part shall assign this lease, either as security or as a sale thereof, that the party of the second part, or his assignee shall notify the party of the first part of such assignment or transfer within-----days thereafter.

It is further agreed by and between the parties hereto that in case the party of the second part shall fail or neglect to pay the rentals above described on or before the first day of each month in advance, that the party of the first part shall thereupon have the right and option of terminating this lease, by giving to the party of the second part, his heirs, administrators or assigns, ten days notice in writing, which said notice in writing shall be to the effect that in case the party of the second part, his heirs, administrators or assigns shall not pay said rental within said ten days, that thereupon this said lease shall become null and void and the party of the first part shall thereupon be entitled to take possession of the said premises

It is further agreed that the party of the second part shall keep up and maintain the interior of said building in as good condition as the same now is, during the time of this lease, with the exception of the Bank room above described, and the party of the first part shall maintain and keep up the roof and exterior walls of said building, together with the porches and awnings of the said building in as good condition as the same now is, during the time of this lease that the party of the second part shall pay all water rentals and water taxes, and electric light bills, and gas bills for all of said building, excepting said Bank room above described.

It is further agreed by and between the parties hereto, that in case the party of the second part shall assign this lease as security for the payment of any money, that the said assignee shall notify the party of the first part of such assignment, and that said assignee shall thereupon and thereafter be entitled to notice of any and all defaults, which may be made by the party of the second part, and that this lease shall not be cancelled by the party of the first part without giving notice to the said assignee so that said assignee may be given the opportunity to make any and all payments which may be necessary in order to keep this lease in full force and effect.

It is further agreed by the parties hereto, that in case of the destruction of said building, either partial, or otherwise, so as to render the same unfit for habitation, or use as a hotel property, that the said rental on said building shall cease until the said building shall be put in a habitable condition.

It is further agreed, that at the termination of this lease, the second party shall