

described, and the failure of the first parties so to do will relieve the second party from all liability hereunder, provided, and upon this condition only, that the party of the second part give written notice to first parties prior to occupancy by second party that it, the second party, does annul this lease for failure of first parties to construct the building. No deviation from such plans which is approved by the architect, H. H. Mahler Company or any failure to attain material or labor for such building on account of any strike or walk out, shall not be held a breach of this contract by first parties. It is further agreed that in the event parties of the first part their heirs or assigns, should at any time hereafter cause a building to be erected to the north of and contiguous to the hereinabove described tract of ground and adjoining and contiguous to the herein leased building that such new building, notwithstanding any term of this lease will not be held to be a breach of this lease, but the second party will be and is held to full performance of all the terms of this lease.

the party of the second part, for and in consideration of the use and possession of said premises for said period does hereby agree to pay unto parties of the first part the sum of Fifteen-Thousand (\$15000.00) Dollars, said sum to be paid in the following amounts and at the times herein designated, to-wit: On the first day of December, 1921, the sum of One-Hundred-Twenty-Five (\$125.00) Dollars and on the First day of Each and every successive month there after the sum of One-Hundred-Twenty-Five (\$125.00) dollars until the said total sum of Fifteen-Thousand Dollars shall have been fully paid.

The party of the second part further agrees to keep and maintain the building let by this contract in as good a condition as the same is in when turned over to second party, natural wear and tare alone excepted, and to hold said first parties free from any and all expense in the maintenance and occupancy of said building, including bills for light, heat, water and any other expenses, and the said party of the second part agrees to make all repairs in said building necessary to its use and occupancy, including the repairing to plumbing, papering, painting or repairing any portion of the property here let, and the said second party agrees to hold first parties free from all and any expense of any kind incidental to the use and occupancy of said building.

The party of the second part further agrees to hold free and harmless and does hereby release first parties from any and all damages that may occur to the contents of any portion of the building here let during the term granted.

The party of the second part agrees not to use said building or any portion thereof for any purpose prohibited by the Statutes of Oklahoma, or the ordinances of City of Tulsa.

It is understood and agreed that time is the essence of this contract and should the party of the second part default in the payment of an installment of the principal sum herein named, the total principal sum shall become immediately due and payable and the parties of the first part shall be entitled to the possession of the premises, at their option, and the property of said second party therein contained, and may sell and dispose of said leasehold and of the property herein pledged as security for the performance of second party at public auction or private sale, and the party of the second part shall be liable to the first parties for the remaining sum unpaid and all expenses incident to the collection thereof.

\* It is further understood that the premises herein leased will be used for clothes cleaning purposes only and that this lease can not be assigned nor the premises sublet without the written consent of the first parties first having been obtained.

It is further provided that in the event of an assignment by the party of the second part for the benefit of creditors or the institution of bankruptcy proceedings