

1. The Landlord shall keep said premises in good and tenantable condition during the term hereof; 2. The Tenant shall have the right to make at its own expense from time to time such interior changes, alterations, additions and improvements, in and to said demised premises, or any part thereof, including the partitions. Any such interior changes, alterations, additions and improvements shall be subject to regulation by the Landlord, and shall comply with the requirements of the Fire and other Municipal Departments. All alterations made by the Tenant are to be replaced in the original condition at the time of the expiration of the lease at the cost of the Tenant. 3. At any time during the period of this lease the Tenant will have the right to sub-lease any part, or all of the premises, herein leases, subject to the approval of the Landlord; 4. Any property placed or installed on or in said premises by the Tenant shall remain the property of the Tenant; 5. If the Tenant fails to pay the rent when the same becomes due and payable hereunder, after receiving thirty days' written notice, the Landlord shall have the lawful right to re-enter said premises, dispossess the Tenant, and take full possession thereof. This, however, does not release the Tenant from its liability for the rent for the full term of this lease. 6. In case the premises hereby leased shall be destroyed or so damaged by fire, or so injured by the elements, or by any other cause, as to render the same untenable and unfit for occupancy, the Tenant shall not be liable or bound to pay rent, or any portion thereof, after such destruction or injury, after he has ceased to occupy same. 7. Upon the final expiration of this lease said Tenant shall quit and surrender up to the Landlord the peaceable possession of said premises in as good a state and condition as it was when leased to the Tenant, save and except damage wrought by use and wear and tear: and damage, or loss from accident, defects, fire or the elements. 8. The Landlord shall, at his own cost and expense, provide for the use of the Tenant such running water as it now has. 9. The Landlord shall, at his own cost and expense, furnish steam or other heat to properly warm said premises as the Tenant may reasonably require. 10. The Landlord, shall at his own expense, furnish all necessary and proper toilet accommodations as it now has. 11. The Landlord shall, at his own cost and expense, provide such exits and fire escapes as may be required by Municipal or State Laws. 12. The Landlord shall, at his own cost and expense, provide janitor service for all jointly used entrances, stairways, hallways and toilets, and rooms on the third floor. 13. The Landlord shall furnish Janitor and elevator service. 14. This lease is binding upon the parties hereto, their successors, assigns, heirs, executors, and administrators. IN WITNESS WHEREOF, the parties hereto have caused this instrument to be signed and duly executed the day and year first above written.

L. E. Z. Aaronson. Landlord.

(Corp. Seal)

SOUTHWESTERN BELL TELEPHONE COMPANY, (Tenant)

Attest:

By A. B. Nias, Vice-President.

J. P. Crowley, Secretary.

Form Approved.

J. W. Robinson, Lurvowell 6-26-22

J. R. Spielman Aspec letter  
6/16/22  
Ass't General Attorney.

Filed for record in Tulsa County, Tulsa, Oklahoma, July 24, 1922 at 11:05 O'clock A.M.  
Book 411 Page 129

By F. Delman, Deputy.

(Seal) O. D. Lawson, County Clerk.

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