

herein, and he agrees hereby to pay the same.

The lessee hereby agrees to pay all water, gas, and electricity charges made for use of any and all such in or upon the said premises, including any street illumination charges against the said premises during the full term of this lease, and expressly agrees to keep the premises in such condition that no increase shall be made in the insurance rates against the premises by reason of his act or neglect, and that if such increase is so made from any such act or neglect, that the lessee shall and hereby agrees to pay the same.

Should default be made in the payment part or all of the said rents as herein fixed or should the lessee fail to keep and perform any or all the covenants of this lease herein required of him to be kept performed, then the rents herein provided for the whole term shall become at once due and payable, and the lessor may at his option so treat the same and bring action therefor, or declare this lease terminated by giving the lessee three days written notice thereof, and bring action for the possession of the premises and the recovery of the rents until placed in possession thereof.

It is further expressly agreed that in case action is brought by the lessor under any of the terms of this lease against the lessee, and shall prevail therein, he shall be allowed an attorney's fee in such suit not exceeding Five Hundred dollars (\$500.00 which shall be fixed by the Court and included in the judgment recovered, and the lessee hereby agrees to pay the same.

This lease contract is hereby made binding upon the parties hereto, their successors administrators, executors and heirs.

In Witness Whereof the parties hereto have hereunto set their hands and seals.

W.W. Hamilton,
Sig Warner

State of Oklahoma, }
County of Tulsa, } ss.

Before me C.D. Coggeshall, a Notary Public in and for said County and State on this 25th day of November, 1918, personally appeared W.W. Hamilton to me known to be the identical person who subscribed his name to the within and foregoing instrument and who acknowledged to me that he executed the same as his free and voluntary act and deed for the purposes therein set forth.

In Witness Whereof, I have hereunto set my hand and official seal, this 25th day of November, 1918.

(SEAL)

C.D. Coggeshall,
Notary Public in and for Tulsa
County, Oklahoma.

My Commission expires
May 6, 1919.