

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

On this 6th day of December 1922 before me Notary Public, within and for the County and State aforesaid personally appeared James W. Brown to me well known to be the identical 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.

Witness my hand and official seal the day and year first above written.

(Seal)

O. P. Hyde, Notary Public.

My commission expires July 8, 1923.

Filed for record in Tulsa, Tulsa County, Oklahoma, Dec. 7, 1922, at 9:50 o'clock A.M. and recorded in Book 426, Page 311.

By F. Delman, Deputy. (Seal)

O. D. Lawson, County Clerk.

215731 C.M.J. COMPARED

LEASE.

THIS INDENTURE OF LEASE, Made in duplicate this 27th day of November, 1922 by and between R. T. Daniel, party of the first part, lessor, and Mrs. Frances Mackenzie party of the second part, lessee, Witnesseth:

That the said party of the first part for and in consideration of the rents, covenants and agreements hereinafter contained, does by these presents, demise, lease, let and rent for a period of Three year- from the 1st day of January 1923, to the party of the second part, the following described property, situated in Tulsa County, Oklahoma, to-wit:

The inside space including stairway of the second and third floors of the Dallas Building, which is located at 308½ S. Cincinnati streets in the city of Tulsa, Tulsa County Oklahoma.

The party of the second part for and in consideration of the use and possession of said premises for said period do hereby agree to pay unto the party of the first part the sum of Sixteen Thousand Two Hundred dollar, said sum to be payable as follows: \$450.00 on the 1st day of January, 1922; \$450.00 on the First day of each and every month thereafter in advance without demand until the total sum of \$16,200.00 shall have been fully paid.

It is further provided that in the event of the assignment to creditors by the party of the second part, or either of them, or the institution of bankruptcy proceedings against the party of the second part, or either of them such events, or either of them, shall forthwith and of itself cancel and hold for naught this lease, and all rights thereunder, and possession of said property shall immediately, by such act or acts, pass to the party of the first part, at his option.

The party of the second part further agree that the expiration of the time given in this lease, to-wit, the 31st day of December 1925, Nineteen Hundred Twenty Five without notice from first party, to give possession of said portion of said building to said party of the first part, loss by fire alone excepted. The destruction of the building on said premises by any cause whatsoever shall work a termination of this lease.

The party of the second part further agree to keep and maintain, at his own expense, all portions of the said premises above described in as good state of repair as the same are when turned over to her and agree that at the end of this lease or the sooner termination thereof, to turn peaceable possession of the premises to the party