

to the best advantage; and to turn same over to the lessor at the expiration of this lease in as good condition as they now are, the usual wear, inevitable accidents, and loss by first excepted.

Any repairs made on the fences and buildings on said lands by the lessee shall be considered to be done for the convenience of the lessee and for which he shall receive no pay from the lessor, and the same shall become a part of the premises.

And it is further agreed that if the lessee shall fail to pay the rents when due, or construct or place improvements on said land, as contracted for in the manner herein provided, or fail to comply with or violate any of the provisions of this contract, the lessor may, at his option, declare the lease forfeited by giving notice as required by law, and may thereupon re-enter and take possession of said premises and eject the lessee therefrom, but such forfeiture shall not release the lessee from paying all rents contracted for nor from such damages for such failure or violation.

The said lessee further covenant and agree that at the expiration of the time mentioned in this lease he will deliver up the possession of the premises herein described, peacefully and without legal process for the recovery thereof, and that no claim to rightful possession of said premises will be made after the expiration of such time unless with the express written consent of the lessor.

It is expressly understood and agreed by the parties hereto that any sub-lease, assignment or transfer of this lease, or of any interest therein or thereunder, may be made only with the written consent and approval of the lessor and any assignment or transfer made or attempted to be made without such consent and approval shall be void.

The covenants and agreements hereinbefore mentioned shall extend to and be binding upon the heirs, assigns, executors, and administrators of the parties to this lease.

IN WITNESS WHEREOF, The parties hereto have hereunto set their hands the day and year first above written.

WITNESSES:

Andrew Anderson
P.O. Sapulpa, Okla.
Alden Lowe
Tulsa, Okla.

Walter Anderson Lessor
Sallie Morrison Lessee

ACKNOWLEDGMENT.

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

Before me, Chas. Haley, a Notary Public in and for said County and State, on this 11th day of Nov. 1922, personally appeared Sallie Morrison to me known to be the identical person who executed the within and foregoing lease, and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

(Seal)

Chas. Haley,

My commission expires June 29, 1925.

Filed for record in Tulsa, Tulsa County, Oklahoma, Dec. 11, 1922, at 4:20 o'clock P.M. and recorded in Book 426, Page 352.

By F. Delman, Deputy.

(Seal)

O. D. Lawson, County Clerk.