

County Court of Tulsa County, Oklahoma, this 29th day of Aug. 1922 .

By Floyd Powell, Deputy. Francis Harvey, Court Clerk.

Filed for record in Tulsa County, Okla. on Sept. 20, 1922, at 10:30 A.M. and duly recorded in book 428 - page 211, By F. Delman, Deputy.

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

209123 - BH

COMPARED

BUILDING LEASE

State of Oklahoma )  
County of Tulsa ) Ss

This indenture of lease, made in duplicate, this 8th day of August, 1922 by and between J. A. Layne of first part (hereinafter called party of the first part, whether one or more) and J. C. Newman, of second part (hereinafter called party of the second part, whether one or more)

WITNESSETH: That the party of the first part, for and in consideration of the rents, covenants and agreements hereinafter contained, does, and by these presents, demise, lease and rent, for a period of five years from the first day of September, 1922 to the party of the second part, the following described property, to-wit:

A certain portion of Garage Bldg., located at No. 615-617 and 619 So. Main St. Tulsa, Oklahoma, more particularly described as follows: The north (25) feet of lot five (5) and the So. fifty (50) feet of lot six, (6) Block 163 of the original townsite of the City of Tulsa, according to the recorded plat thereof, said portion herein leased beginning at the southwest corner of said building, thence proceeding northerly forty six feet and ten inches, thence easterly 21 feet, thence south 15 feet, thence east 12 feet, thence south 21 feet and ten inches, thence west to the place of beginning; except space beginning at the north line of the north wall of said room, for cigar counter 3X6 feet.

The party of the second part, for and in consideration of the use and possession of said premises for such period, does hereby agree to pay unto the party of the first part, the sum of (\$15000.00) fifteen thousand dollars, said sum to be paid in the following amounts and at the times <sup>therein</sup> designated, to-wit:

On the first day of September, 1922, the sum of two hundred and fifty dollars, and on the first day of each and every month thereafter the sum of two hundred and fifty dollars (\$250.00) until the said total sum of fifteen thousand dollars (\$15000.00) shall have been fully paid.

The party of the second part further agrees to keep and maintain all portions of the building let to him by the term of this contract, in as good state of repair as the same are turned over to him, natural wear and tear alone excepted, and to hold said party free from any and all expense in the maintenance and occupancy of said building, including bills or assessments for light, heat, water, and any other expenses, and the said second party agrees to make all repairs in said building necessary to its use and occupancy, including the repairing to plumbing, papering or repairing or re-papering any portion of the property here let, and the second party agrees to hold said first party free from any and all expenses 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 said first party from any and all damages that may occur to the contents 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 that will increase the insurance rate or risk on said building, or for any purpose prohibited by the Statutes of the State of Oklahoma or the ordinances