

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 of risk on said building, or for any purpose prohibited by the statutes of the State of Oklahoma of the ordinances of the City of---

It is understood and agreed, time is the essence of this contract, and should the party of the second part default in the payment of any installment of the principal sum herein named, the total principal sum shall become immediately due and payable and the party of the first part shall be entitled to the possession of the premises, at his option, and the ^{property} ~~party~~ of said second part therein contained, and may sell and dispose of said leasehold and said property of said second party at public auction, and the party of the second part shall be liable to the party of the first part for the remaining sum unpaid and the expenses incident to the collection thereof.

It is further understood and agreed that the property herein leases will be used for rooming house purposes only, and for no other object or purpose, and this lease shall not be assigned without consent of the party of the first part.

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 destruction of the building on said premises by fire shall work a termination of this lease.

The party of the first part for the consideration herein expressed, gives the party of the second part agrees to pay any and all damages that may accrue to the tenants of the party of the first part occupying the ground floor of the premises at No. 18A and #22-A West Second Street, that may be occasioned by her own carelessness and negligence. And grants to the party of the second part the privilege of leasing said premises after the expiration hereof on terms to be agreed upon between the parties hereto.

In witness whereof, the parties hereto have hereunto set their hands the day and year first above written.

Witness: J.P. Byrd, Jr.,
Dora E. Kerr.

Dr. C. I. Trimble, Agent.
Minnie Houston,

ASSIGNMENT OF LEASE.

Know all men by these presents: That I, Minnie Houston, the within named lessee, in consideration of \$1.00 to me in hand paid by Dorothy Dodson, do hereby grant, assign and set over unto the said Dorothy Dodson, her executors, administrators and assigns and all my right, title and interest in and to the within lease, to have to hold the same under the covenants therein contained, on my part and behalf to be done, kept and performed, this assignment is upon the express condition that the assignee will not sub-let this lease or sell her interest in the business without the consent of the assignor so long as the consideration for the sale of the said Houston remains unpaid and the chattel mortgage securing the same unreleased.

Witness my hand and seal this 17th day of October, 1922.

Minnie Houston.

State of Oklahoma)
County of Tulsa) ss

Before me, a Notary Public, within and for said County, and State: this day personally appeared Minnie Houston, and acknowledged to me that she